

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday, March 20, 2025

Held via Zoom, ID: 411 069 3998 Password: 2DSekZ

Meeting was called to order @9:35 by Jim Mahar who took the roll.

Present: James Mahar- President, Linda Van Coller - Secretary, Simon Blondeau - Director, Giovanni Tapari -Director, David Webb - Director via zoom
Jason Hoffman, APS Property Manager. Quorum established.

MINUTES

Linda made a motion to approve the February 20, 2025 *Board of Directors* Minutes without a reading. Giovanni Seconded. All in favor.

TREASURER'S REPORT (to be updated by Jason APS)

Reserve Acct. Balance

Operating Acct. Balance.

Total as of 2/ /25

Rental Sec. deposits 30,302

PROTECTIVE BOARD OF GOVERNORS REPORT: March meeting was canceled by Debbie Ellison due to a family matter.

MANAGEMENT REPORT:

No updates.

UNFINISHED BUSINESS:

Mulching- Replacing plants and sod first. Need another bid for less mulch option.

Parking Lots - Waiting permits from city.

Gutter Quotes- Discussion about the quote of \$8000. for sealing and replacement all 4 Bldgs. Jim M and Simon will follow up with details, boom, etc.

Trash Chutes- Follow up on pistons- price, order and repair.

Certifications for Elevators- Repair in order for 2025 certificates

Replace Plants & Sod - Quote from J&L - board requested more details, and invoice.

NEW BUSINESS:

Annual Meeting- Scheduled for Monday, April 14, 2025 at 9:30 am. Waiting 2nd notice and election ballots. Jason said they were mailed on 3/12?

All the above items requiring ratification or a board vote were approved unanimously unless otherwise stated.

GOOD AND WELFARE.

ADJOURNMENT

Without objection by Jim Mahar at 10:09am

ALL MOTIONS, WITH OR WITHOUT A 2ND, APPROVED UNANIMOUSLY UNLESS OTHERWISE INDICATED PER ROBERT'S RULES FOR BOARDS <12 MEMBERS;

*****Note: Items in Italics and parenthesized are editorial(or identify a business entity) in the production of the Minutes and not necessarily said or expressed.***

****Association***

Qaiser Naqui 10-103 zoom

Wendy Lee Damm 11-405

Ellen Simpson 12-505

Submitted 3- 21 -2025 by Linda Van Coller, Secretary