

**Cypress Home Owners Association
Board of Directors Meeting Minutes
January 23, 2013**

1 Upon due notice, given and received, the Cypress Home Owners Association Board
2 of Directors held their regularly scheduled Board of Directors Meeting on Wednesday,
3 January 23, 2013, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:18 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Betsy-Ann Toffler, Vice President
9 Judith Fischer, Secretary/Treasurer
10 Diane Woodman, Director At Large

11
12 **Directors Absent**

13 None

14
15 **Also Attending**

16 Yamy Criblez, Accell Property Management, Inc.
17 Three (3) Homeowners
18 Eric Huber, Dave Bang Associates

19
20 **Executive Session Meeting Topics**

21 In accordance with California Civil Code Section 1363.05, the Board notes that the
22 following topics were discussed during an Executive Session Meeting held on
23 January 23, 2013.

Executive Session

- 24
- 25 1. Approval of the Executive Session Minutes from November 29, 2012
 - 26 2. Show Cause Hearings
 - 27 3. Statements of Accounts Preliminary to Leaving of Liens
 - 28 4. Foreclosures
 - 29 5. Homeowner Correspondence
 - 30 6. Delinquencies
 - 31 7. The Judge Law Firm correspondence
 - 32 8. Cane, Walker and Harkins Correspondence
 - 33 9. Legal Matter

34
35 The foregoing Resolution is executed pursuant to the general consent of the Board
36 of Directors.

37 **Minutes**

38 The Board of Directors reviewed the Minutes from November 29, 2102 Regular
39 Session Minutes. Following review, a motion was made by Betsy-Ann Toffler and
40 seconded by John Russell to approve the Minutes as amended. The motion carried
41 unanimously.

Minutes

42
43 **Presentation**

44 Eric Huber with Dave Bang Associates was in attendance to present their proposal
45 for the replacement of playground equipment in two (2) tot lots in the community.

46
47 **Architectural Matters**

48 The Board of Directors reviewed an architectural application submitted by the
49 homeowner of 4622 Larwin Avenue for front door replacement. Following review
50 and discussion, it was the general consent of the Board of Directors to approve the
51 application as presented.

4660 Larwin
Avenue

52
53 **Consent Calendars and Resolutions**

54 The Board of Directors reviewed a Lien Authorization Consent Calendar for account
55 numbers 14655-01, 14561-02 and 14578-01. Following review, a motion was made
56 by Betsy-Ann Toffler and seconded by Diane Woodman to approve the Lien Consent
57 Calendar as presented. The motioned carried unanimously.

Consent Calendar

58
59 **Financials**

60 The Board of Directors reviewed correspondence submitted by State Farm regarding
61 account number 2053882257. Following review and discussion, the Board of Directors
62 agreed to proceed per the bank's recommendations to avoid the inactivation of the
63 account in question.

State Farm

64
65 The Board of Directors reviewed a Memorandum submitted by Accell Property
66 Managment, Inc. regarding FDIC insurance. Following review and discussion, a motion
67 motion was made by Betsy-Ann Toffler and seconded by Judith Fischer to transfer one
68 hundred sixty thousand dollars (\$160,000.00) from City National Money Market
69 account into Morgan Stanley and invest it in a six (6) month CD (certificate deposit).
70 The motion carried unanimously.

FDIC Insurance/
CD Investment

71
72 The Board of Directors reviewed the financial statements for the period ending
73 November 30, 2012. Following review, a motion was made by Betsy-Ann Toffler and
4 seconded by Diane Woodman to approve the financial statements as presented. The
motion carried unanimously.

Financial
Statements

76 In addition, the Board of Directors reviewed the financial statements for the period
77 ending December 31, 2012. Following review and discussion, a motion was made by
78 Judith Fischer and seconded by Betsy-Ann Toffler to approve the financial statements
79 as presented. The motion carried unanimously.

80

81 **Board Actions**

82 The Board of Directors reviewed proposals for playground equipment replacement.
83 Following review and discussion, a motion was made by Judith Fischer and seconded
84 by Betsy-Ann Toffler to approve the proposal submitted by Dave Bang Associates for
85 the removal/disposal of the existing equipment in tot lot behind clubhouse two (2) and
86 installation of new equipment (ages 5-12 years old). The approved proposal is for
87 twenty seven thousand three hundred ninety dollars and four cents (\$27,390.04.00).
88 The motion passed unanimously.

Playgrounds

89

90 The Board of Directors agreed, by general consent, to table further discussion
91 concerning clean-out maintenance and/or installation to the next Meeting.

Clean-out
Installation

92

93 The Board of Directors agreed, by general consent, to hire Bruce Migdal as the
94 Trash Area/Restroom Monitor effective February 1, 2013. The Job Description, and
95 list of Duties/Responsibilities were provided to Mr. Migdal at the meeting. A contract
96 was also signed between both parties.

Trash Area
Restroom Monitor

97

98 **Open Forum**

99 No items were discussed during Open Forum.

Open Forum

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101 **Adjournment**

102 There being no further business to come before the Board, it was the general consent
103 of the Board of Directors to adjourn the Meeting at 9:18 p.m.

Adjournment

104

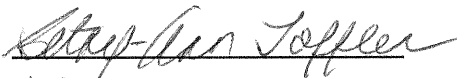
105 **Attest**

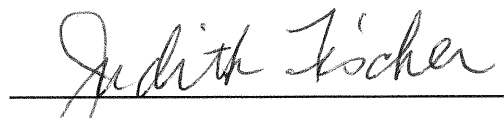
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Vice - President


Secretary