

**Cypress Home Owners Association
Board of Directors Meeting Minutes
February 25, 2010**

1 Upon due notice, given and received, the Cypress Home Owners Association
2 Board of Directors held their regularly scheduled Board of Directors Meeting
3 on February 25, 2010, at Clubhouse #2, Cypress, California. The Vice
4 President, of the Board of Directors, Katie Bryson, called the meeting to order
5 at 7:25 p.m. with a quorum of Directors present.

6
7 **Directors Present**

8 Katie Bryson, Vice President
9 Betsy-Ann Toffler, Secretary
10 Brenan Cheung, Treasurer
11 Judith Fischer, Director at Large
12 Jean Redfearn, Director at Large

13
14 **Directors Absent**

15 None

16
17 **Also Attending**

18 Yamy Criblez, Accell Property Management, Inc.
19 Bill Jacob, Total Landscape Maintenance, Inc.
20 Two (2) Homeowners present

21
22 **Executive Session Meeting Topics**

23 In accordance with California Civil Code Section 1363.05, the Board notes that
24 the following topics were discussed during an Executive Session Meeting held
25 on February 25, 2010.

Executive Session

- 26
- 27 1. Approval of the Executive Session Minutes from January 28, 2010
 - 28 2. Presentation by Aquatic Balance
 - 29 3. Show Cause Hearings
 - 30 4. Community Bylaw Amendment
 - 31 5. Correspondence Submitted by The City of Cypress
32 regarding water quality ordinance
 - 33 6. Homeowner Correspondence Regarding Violation of
34 Association Governing Documents
 - 35 7. Approval of Resolution to Foreclose on account# 114603

- 36 8. Correspondence from The Judge Law Firm
37 9. Correspondence from Cane, Walker & Harkins, LLP.
38 10. Assessment Collection Status Report submitted by Cane, Walker &
39 Harkins LLP.
40 11. Assessment Collection Status Report submitted by The Judge Law
41 Firm

42
43 The foregoing resolution is executed pursuant to the general consent of the
44 Board of Directors.

45
46 **Presentation by Total Landscape Maintenance, Inc.**

47 Bill Jacob attended the meeting to answer any questions and/or concerns
48 regarding the proposals he submitted for landscape improvements
49 throughout the community.

50
51 Proposals were reviewed by the Board of Directors. Following discussion, a
52 motion was made by Jean Redfearn and seconded by Brenan Cheung to
53 approve the following proposals: 1) removal of two (2) Plum trees at a cost of
54 three hundred dollars (\$300.00); and 2) plant removal and installation in
55 certain areas at a cost of six hundred nine dollars (\$609.00). The motion
56 passed unanimously.

Landscape
Proposals

57
58 **Minutes**

59 The Board of Directors reviewed the Minutes from the January 28, 2010
60 Board of Directors Meeting. Following review, a motion was made by Betsy-
61 Ann Toffler and seconded by Katie Bryson to approve the minutes as
62 presented. The motion passed unanimously.

Minutes

63
64 The Board of Directors reviewed the No Quorum Minutes from the
65 January 28, 2010 Annual Membership Meeting. Following review, a motion
66 was made by Betsy-Ann Toffler and seconded by Katie Bryson to approve the
67 minutes as presented. The motion passed unanimously.

68
69 **Financials**

70 The Board of Directors reviewed the financial statements for the period
71 ending January 31, 2010 . Following review and discussion, a motion was
72 made by Brenan Cheung and seconded by Judith Fischer to approve the
73 financial statements as presented. The motion passed unanimously.

Financials

74

75 The Board of Directors discussed closing the Merrill Lynch reserve account
76 as they were not satisfied with their interest rates. Following discussion,
77 a motion was made by Brenan Cheung and seconded by Jean Redfearn to
78 distribute the funds currently at Merrill Lynch the following way: 1), open a
79 Money Market account at State Farm Bank and transfer one hundred fifty
80 thousand dollars (\$150,000.00); and 2) open a twelve (12) month Certificate of
81 Deposit (CD) at City National Bank and transfer the balance. The motion
82 passed unanimously.

Reserve
Funds

83
84 **Board Actions**

85 The Board of Directors reviewed the Lien Authorization Consent Calendar.
86 Following review, a motion was made by Judith Fischer and seconded by
87 Brenan Cheung to approve the Consent Calendar for account# 114660, 114693
88 and 114592. The motion passed unanimously.

Consent
Calendar

89
90 *The Board Meeting was adjourned to Organization Meeting at approximately 7:05*
91 *P.M. and reconvened at approximately 7:12 P.M.*

92
93 The Board of Directors reviewed a Resolution for Duties, Responsibilities
94 & Authority of the Association President. Following review, it was the
95 general consent of the Board of Directors to approve the Resolution as
96 presented.

Resolutions

97
98 The Board of Directors reviewed a Special Resolution for the Action Without
99 Meeting regarding the approval of the proposal submitted by Arenas
100 Painting for fence repairs at a cost of one thousand dollars (\$1,000.00).
101 Following review, it was the general consent of the Board of Directors to
102 approve the Resolution as presented.

103
104 The Board of Directors reviewed a proposal submitted by Sheeler Bros, Inc.,
105 for the repairs and replacement of concrete quadrants throughout the
106 community. Following review and discussion, a motion was made by Judith
107 Fischer and seconded by Betsy-Ann Toffler to approve a proposal in the
108 amount of two thousand three hundred dollars (\$2,300.00). The motion
109 passed unanimously.

Concrete
Repairs

110
111
112
113

114 Per Management's recommendations, the Board of Directors reviewed
115 proposals for the replacement of the rubber surface of all playgrounds in the
116 community. Following review and discussion, a motion was made by Betsy-
117 Ann Toffler and seconded by Judith Fischer to decline the proposals due to
118 lack of funds. The motion passed unanimously.

119
120 The Board of Directors reviewed correspondence submitted by Prendiville
121 Insurance Agency regarding the Association's insurance policy coverage.
122 No action was required at the meeting.

123
124 **Architectural Matter**

125 The Board of Directors reviewed an architectural application submitted by
126 the Homeowner of 4844 Larwin for the replacement of the windows at the
127 residence. Following review, a motion was made by Betsy-Ann Toffler and
128 seconded by Judith Fischer to approve the application as presented. The
129 motion passed unanimously.

130
131 The Board of Directors reviewed an architectural application submitted by
132 the Homeowner of 4679 Larwin for the replacement of the front door at the
133 residence. Following review, a motion was made by Betsy-Ann Toffler and
134 seconded by Judith Fischer to approve the application as presented. The
135 motion passed unanimously.

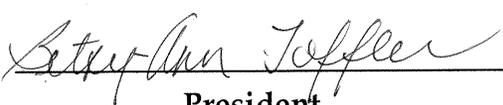
136
137 **Homeowner Open Forum**

138 The following items were discussed during Open Forum: Ceiling repairs and
139 fence replacement.

140
141 **Adjournment**

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

144
145 **Attest**

146
147 
148 **President**


Secretary

Playground
Proposals

Association's
Insurance
Coverage

4844 Larwin

4679 Larwin

Open Forum

Adjournment