

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
April 25, 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 Thursday,  
3 April 25, 2013, Clubhouse #2, Cypress, California. John Russell, President, called the  
4 meeting to order at 7:31 p.m. with a quorum of Directors present.

5  
6 **Directors Present**

7 John Russell, President  
8 Tamara Honegan, Vice President  
9 Carl Kroll, Secretary  
10 Judith Fischer, Treasurer

11  
12 **Directors Absent**

13 Diane Woodman, Director At Large

14  
15 **Also Attending**

16 Yamy Criblez, Accell Property Management, Inc.  
17 Dianna Campellone, Accell Property Management, Inc.  
18 Robert Kaplinsky, Emergency Preparedness Committee  
19 Four (4) Homeowners

20  
21 **Executive Session Meeting Topics**

22 In accordance with California Civil Code Section 1363.05, the Board notes that the  
23 following topics were discussed during an Executive Session Meeting held on April  
24 25, 2013:

- 25
- 26 1. Approval of the Executive Session Minutes from March 28, 2013
  - 27 2. Show Cause Hearings
  - 28 3. Homeowner Correspondence
  - 29 4. Accell Property Management, Inc. Correspondence
  - 30 5. Delinquencies
  - 31 6. The Judge Law Firm correspondence
  - 32 7. Cane, Walker and Harkins Correspondence

33  
34 The foregoing Resolution is executed pursuant to the general consent of the Board  
35 of Directors.

Executive Session

36 **Minutes**

37 The Board of Directors reviewed the Minutes from the Board of Directors Regular  
38 Session Meeting held on March 28, 2013. Following review, a motion was made by  
39 Carl Kroll and seconded by John Russell to approve the minutes as presented. The  
40 motion passed unanimously.

Minutes

41  
42 The Board of Directors reviewed the Minutes from the Organizational Meeting held  
43 on March 28, 2013. Following review, a motion was made by Carl Kroll and  
44 seconded by John Russell to approve the minutes as presented. The motion passed  
45 unanimously.

46  
47 **Architectural Matters**

48 The Board of Directors reviewed an architectural application submitted by the  
49 homeowner of 4674 Larwin Avenue for satellite installation. Following review and  
50 discussion, it was the general consent of the Board of Directors to approve the  
51 application as presented.

4674 Larwin  
Avenue

52  
53 The Board of Directors reviewed an architectural application submitted by the  
54 homeowner of 4765 Larwin Avenue for patio door replacement. Following review  
55 and discussion, it was the general consent of the Board of Directors to approve the  
56 application as presented.

4765 Larwin  
Avenue

57  
58 **Committee Reports**

59 Robert Kaplinsky, Chairman of the Emergency Preparedness Committee, was in  
60 attendance to present a progress report to the Board of Directors regarding the  
61 Committee's current budget. Following review and discussion, a motion was made  
62 by John Russell and seconded by Tamara Honegan to approve the Committee's  
63 request to increase the Emergency Preparedness Committee annual budget to  
64 seven hundred dollars (\$700.00). The increase will assist the Committee with  
65 purchasing supplies needed for community wide disaster preparedness. The motion  
66 passed unanimously. Management to note Tamara Honegan and Bruce Migdal have  
67 volunteered to join the Emergency Preparedness Committee.

Committee Report

68  
69 **Consent Calendars and Resolutions**

70 The Board of Directors reviewed Lien Authorization Consent Calendar for account  
71 #14715-02. Following review and discussion, it was the general consent of the  
72 Board of Directors to approve lien if account not paid in full by May 10, 2013.

Lien Authorization  
Consent Calendar

75 **Financials**

76 The Board of Directors reviewed the 2012 Draft Audit submitted by Shonwit and  
77 Company. Following review and discussion, a motion was made by Carl Kroll and  
78 seconded by John Russell to approve the draft audit as presented. The motion  
79 passed unanimously.

Draft Audit

80

81 The Board of Directors reviewed the financial statements for the period ending  
82 March 31, 2013. Following review, a motion was made by John Russell and  
83 seconded by Carl Kroll to approve the financial statements as presented.

Financial  
Statements

84

85 **Board Actions**

86 The Board of Directors reviewed proposals for trash enclosure stoppers. Following  
87 review and discussion, a motion was made by Judith Fischer and seconded  
88 by John Russell to approve the proposal submitted by Pacific Rim Architectural  
89 Services contingent upon the removal and disposing of the damaged stoppers is  
90 included in the scope of work. The approved proposal is for three thousand seven  
91 hundred ninety dollars (\$3,790.00). The motion passed unanimously.

Trash Enclosure  
Stopper Proposals

92

93 The Board of Directors reviewed correspondence submitted by Accell Property  
94 Management, Inc., regarding the installation of doggie bag dispensers in the  
95 community. Following review and discussion, it was the general consent of the Board  
96 of Directors to table this matter for further discussion.

Doggie Bag  
Dispenser  
Discussion

97

98 The Board of Directors reviewed correspondence submitted by Aquatic Balance  
99 regarding heating the community pools. Following review, it was the general consent  
100 of the Board of Directors to have the pools heated the Monday prior to Memorial Day  
101 Weekend.

Pool Heat  
Schedule

102

103 The Board of Directors reviewed correspondence regarding obtaining a new  
104 recorded copy of the CC&Rs and By-Laws. Following review and discussion, it was  
105 the general consent of the Board of Directors to proceed with ordering a new set of  
106 documents.

Copy of CC&R's

107

108 The Board of Directors reviewed correspondence submitted by Accell Property  
109 Management, Inc., regarding the purchasing of iPad's for Board of Directors.  
110 Following review and discussion, it was the general consent of the Board of  
111 Directors to table this matter indefinitely.

iPad Discussion

112

113 **Open Forum**

114 The following items were discussed during Open Forum.

- 115 1. Doggie Bag Dispensers
- 116 2. Unleashed Dog concerns
- 117 3. New Playground
- 118 4. Composite Fencing

119

120 The Board of Directors was presented with a sample of composite fencing material  
 121 by homeowners of 4804 Larwin Avenue for proposed fence installation. Following  
 122 review and discussion, it was the general consent of the Board of Directors to  
 123 approve the composite fencing material and architectural application upon  
 124 submission by homeowners. Judith Fischer to submit a proposed change to the  
 125 fence section of the Architectural Guidelines of the Rules and Regulations.

126

127 **Adjournment**

128 There being no further business to come before the Board, it was the general consent  
 129 of the Board of Directors to adjourn the Meeting at 8:55 p.m.

130

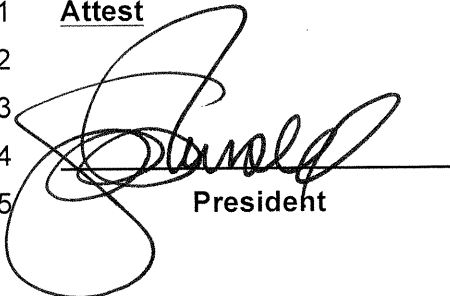
131 **Attest**

132

133

134

135



President



Secretary

Open Forum

4804 Larwin Avenue

Adjournment