

**Cypress Home Owners Association
Board of Directors Meeting Minutes
April 28, 2011**

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 April 28,
3 2011, at Clubhouse #2, Cypress, California. The President of the Board of Directors,
4 Betsy-Ann Toffler, called the meeting to order at 6:50 p.m. with a quorum of Directors
5 present.

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7 **Directors Present**

8 Betsy-Ann Toffler, President
9 John Russell, Vice President
10 Judith Fischer, Treasurer
11 Donald Moreau, Secretary

12
13 **Directors Absent**

14 None

15
16 **Also Attending**

17 Yamy Criblez, Accell Property Management, Inc.
18 Three (3) Homeowners present

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 April
23 28, 2011.

Executive Session

- 24
25 1. Approval of the Executive Session Minutes from March 24, 2011
26 2. Statements of Account Preliminary to Levying of Liens
27 3. Homeowners Correspondence
28 4. Non-compliance Matters
29 5. Case History Summary Report submitted by The Judge Law Firm
30 6. Legal Matters

31
32 The foregoing Resolution is executed pursuant to the general consent of the Board
33 of Directors.

34 **Minutes**

35 The Board of Directors reviewed the Minutes from the March 24, 2011 Board of
36 Directors Meeting. Following review, a motion was made by Don Moreau and
37 seconded by Judith Fischer to approve the minutes as presented. The motion carried
38 unanimously.

Minutes

40 The Board of Directors reviewed the Minutes from the March 24, 2011
41 Organizational Meeting. Following review, a motion was made by Judith Fischer and
42 seconded by John Russell to approve the minutes as presented. The motion carried
43 unanimously.

45 The Board of Directors reviewed the No Quorum By-Law Amendment Meeting
46 Minutes from February 24, 2011. Following review, a motion was made by Don
47 Moreau and seconded by John Russell to approve the minutes as presented. The
48 motion carried unanimously.

50 The Board of Directors reviewed the No Quorum By-Law Amendment Meeting
51 Minutes from March 24, 2011. Following review, a motion was made by Don Moreau
52 and seconded by John Russell to approve the minutes as presented. The motion
53 carried unanimously.

55 **Committee Reports**

56 The Chairman of the Community Services Committee, Betsy-Ann Toffler, provided
57 the Board of Directors with a list of pending painting issues that needed immediate
58 attention. Management was instructed to contact Arenas Painting regarding this
59 matter.

Community
Services
Committee

61 The Board of Directors named, by general consent, the following Directors to serve
62 as Liaisons to the Committees:

Committees

- 63 ❖ Betsy-Ann Toffler, Community Services Committee
- 64 ❖ John Russell, Refuse Monitoring Committee
- 65 ❖ Judith Fischer, Finance Committee
- 66 ❖ Don Moreau, Emergency Preparedness Committee

68 **Architectural Matters**

69 The Board of Directors reviewed the current Patio Cover Specifications in the
70 Architectural Guidelines. Further discussion was tabled to the June Board Meeting.

Patio Cover
Specifications

71

<p>72 The Board of Directors reviewed an architectural application submitted by the 73 Homeowner of 4611 Larwin Avenue for the repair/replacement of the patio cover. 74 Following review and discussion, <u>it was the general consent of the Board of Directors</u> 75 <u>to approve the application as presented.</u> 76</p>	<p>4611 Larwin Patio Cover</p>
<p>77 The Board of Directors reviewed an architectural application submitted by the 78 Homeowner of 4611 Larwin Avenue for the installation of a screen door. Following 79 review and discussion, <u>it was the general consent of the Board of Directors to</u> 80 <u>approve the application as presented.</u> 81</p>	<p>Screen Door</p>
<p>82 The Board of Directors reviewed an architectural application submitted by the 83 Homeowner of 4590 Larwin Avenue for the installation of a new fence. Following 84 review and discussion, <u>it was the general consent of the Board of Directors to</u> 85 <u>approve the application with the following condition: fence not exceeding 6 feet in</u> 86 <u>height.</u> 87</p>	<p>4590 Larwin</p>
<p>88 <u>Financials</u> 89 The Board of Directors reviewed the financial statements for the periods ending 90 March 31, 2011. <u>Following review and discussion, a motion was made by Judith</u> 91 <u>Fischer and seconded by Betsy-Ann Toffler to approve the financial statements as</u> 92 <u>presented. The motion carried unanimously.</u> 93</p>	<p>Financials</p>
<p>94 The Board of Directors reviewed the Draft Audit prepared by Schonwit and 95 Company. Following review and discussion, <u>it was the general consent of the Board</u> 96 <u>of Directors to table the audit to the next meeting.</u> 97</p>	<p>Draft Audit</p>
<p>98 <u>Board Actions</u> 99 The Board of Directors reviewed a Lien Authorization Consent Calendar for the 100 following account numbers: 1478901, 1469001; and 1466601. Following review and 101 discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Don Moreau</u> 102 <u>to approve a lien on account number 1478901, as the two (2) other accounts have</u> 103 <u>been paid. The motion carried unanimously.</u> 104</p>	<p>Liens</p>
<p>105 The Board of Directors reviewed a proposal submitted by Condominium Construction 106 Services (CCS) for roofs and mansards replacement. Following review and 107 discussion, <u>it was the general consent of the Board of Directors to table this proposal</u> 108 <u>until further notice.</u> 109</p>	<p>Roofing Proposals</p>

110 The Board of Directors reviewed the January – March Income Report submitted by
111 Amie Chick, Clubhouse Manager. No further action was required at the meeting.

Clubhouse
Management

112

113 **Homeowner Open Forum**

114 The following items were discussed during Open Forum: Foreclosures, CERT
115 training, Southern California Edison (SCE) not replacing lights, carport numbering;
116 and power washing of carports.

Open Forum

117

118 **Adjournment**

119 There being no further business to come before the Board, it was the general consent
120 of the Board of Directors to adjourn the meeting at 8:20 p.m.

Adjournment

121

122 **Attest**

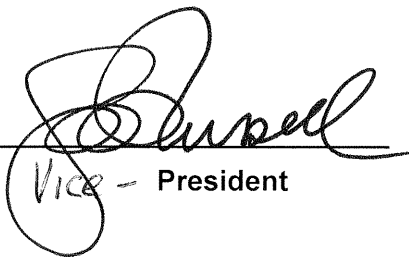
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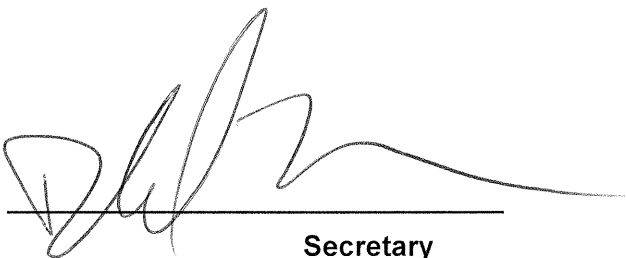
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Vice - President


Secretary