

**Cypress Home Owners Association
Board of Directors Meeting Minutes
June 19, 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 June 19, 2013, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 7:03 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 Dianna Campellone, Accell Property Management, Inc.
17 One (1) Homeowner

18
19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 1363.05, the Board notes that the
21 following topics were discussed during an Executive Session Meeting held on June
22 19, 2013:

- 23
- 24 1. Approval of the Executive Session Minutes from May 23, 2013
- 25 2. Show Cause Hearing
- 26 3. Homeowner Correspondence
- 27 4. Delinquencies
- 28 5. Foreclosure
- 29 6. The Judge Law Firm Correspondence
- 30 7. Cane, Walker and Harkins Correspondence

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

34
35 **Minutes**

36 The Board of Directors reviewed the Minutes from the Board of Directors Regular

Executive Session

Minutes

37 Session Meeting held on May 23, 2013. Following review, it was the general
38 consent of the Board of Directors to approve the Minutes as presented. The motion
39 passed unanimously.

40

41 **Consent Calendars and Resolutions**

42 The Board of Directors reviewed Statement of Account Preliminary to Levying of Lien
43 for account number A1740001463402. Following review and discussion, it was the
44 general consent of the Board of Directors to approve a pre lien if the homeowner
45 does not respond to Treasury letter by July 1, 2013. The motion passed
46 unanimously.

Account
#A1740001463402

47

48 The Board of Directors reviewed Statement of Account Preliminary to Levying of Lien
49 for account number A1740001457801. Following review and discussion, it was the
50 general consent of the Board of Directors to approve a pre lien if the homeowner
51 does not respond to Treasury letter by July 1, 2013. The motion passed
52 unanimously.

Account
#A1740001457801

53

54 **Financials**

55 The Board of Directors reviewed the 2012 Tax Returns forms. Following review and
56 discussion, it was the general consent of the Board of Directors to accept the 2012
57 tax returns as presented. The motion passed unanimously.

2012 Tax Returns

58

59 The Board of Directors reviewed a Memorandum submitted by Accell Property
60 Management, Inc. regarding reserve allocation and transfer. Following review and
61 discussion, a motion was made by Judith Fischer and seconded by Carl Kroll to
62 reallocate sixty two thousand seven hundred eleven dollars (\$62,711.00) from
63 Operating to Reserves, per Schonwit and Company's recommendations.

Reserve Allocation
and Transfer

64

65 The Board of Directors reviewed the financial statements for the period ending
66 May 31, 2013. Following review and discussion, a motion was made by Judith
67 Fischer, seconded by Carl Kroll to approve the financial statements as amended. The
68 motion passed unanimously.

Financial
Statements

69

70 **Board Actions**

71 The Board of Directors reviewed a proposal for attic vent repair at 4687 Larwin
72 Avenue submitted by Antis Roofing and Waterproofing, Inc. Following review and
73 discussion, it was the general consent of the Board of Directors to deny the proposal
74 and contact Royal Roofing for repairs under warranty. The motion passed
75 unanimously.

4687 Larwin
Proposal

76 The Board of Directors reviewed a proposal for clubhouse painting submitted by
77 Arenas Painting. After review and discussion, it was the general consent of the
78 Board of Directors to table the proposal until further notice. The motion passed
79 unanimously.

Arenas Painting
Proposal

80
81 The Board of Directors reviewed a proposal for brick and concrete repair submitted
82 by Pacific Rim Architectural Services, Inc. After review and discussion, a motion
83 was made by John Russell, seconded by Judith Fisher to approve the proposal in
84 the amount of five thousand six hundred sixty dollars (\$5,660.00). The motion
85 passed unanimously.

Pacific Rim
Architectural
Services, Inc.
Proposal

86
87 The Board of Directors reviewed a proposal for clubhouse doors and hardware
88 replacement submitted by Collins Builders, Inc. After review and discussion, it was
89 the general consent of the Board of Directors to table the proposal and obtain
90 additional proposals to be reviewed at the August 2013 Board of Directors Meeting.
91 The motion passed unanimously.

Collins Builders,
Inc. Proposal

92
93 The Board of Directors reviewed the property, liability and workers compensation
94 insurance renewal proposal submitted by Prendiville Insurance Agency. Following
95 review and discussion, it was the general consent of the Board of Directors to
96 approve the proposal for property and liability insurance in the amount of forty three
97 thousand, one hundred fifty four dollars (\$43,154.00) and workers compensation
98 insurance in the amount of five hundred twenty four dollars (\$524.00) totaling forty
99 three thousand six hundred seventy eight dollars (\$43,678.00) effective July 12,
100 2013. The motion passed unanimously.

Insurance Renewal

101

102 **Open Forum**

103 The following items were discussed during Open Forum.

Open Forum

104 1. Roof Repairs

105

106 **Adjournment**

107 There being no further business to come before the Board, it was the general consent
108 of the Board of Directors to adjourn the Meeting at 8:35 p.m.

Adjournment

109

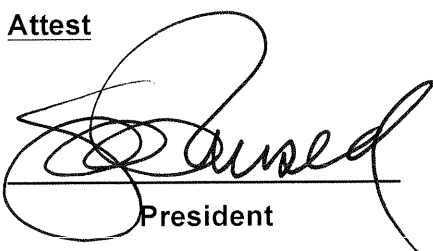
110 **Attest**

111

112

113

114



President



Secretary