

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
June 24, 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 June 24, 2010, at Clubhouse #2, Cypress, California. The President of the  
4 Board of Directors, Betsy-Ann Toffler, called the meeting to order at 7:20 p.m.  
5 with a quorum of Directors present.

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7 **Directors Present**

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

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13 **Directors Absent**

14 Brenan Cheung, Treasurer

15  
16 **Also Attending**

17 Yamy Criblez, Accell Property Management, Inc.  
18 Two (2) Homeowners present

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20 **Executive Session Meeting Topics**

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

Executive Session

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- 25 1. Approval of the Executive Session Minutes from May 27, 2010
  - 26 2. Show Cause Hearing
  - 27 3. Statements of Account Preliminary to Levying of Liens
  - 28 4. Homeowner Requests for Waiver of Late Fee
  - 29 5. Homeowner's Request for Waiver of Fine
  - 30 6. Correspondence from Cane, Walker & Harkins, LLP.
  - 31 7. Case History Summary Report submitted by Cane, Walker & Harkins
  - 32 LLP.
  - 33 8. Case History Summary Report submitted by The Judge Law Firm
- 34  
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36 The foregoing Resolution is executed pursuant to the general consent of the  
37 Board of Directors.

38

39 **Minutes**

40 The Board of Directors reviewed the Minutes from the May 27, 2010 Board of  
41 Directors Meeting. Following review, a motion was made by Judith Fischer  
42 and seconded by Betsy-Ann Toffler to approve the minutes as presented.  
43 Katie Bryson abstained. The motion carried 3-0.

Minutes

44

45 The Board of Directors reviewed the Minutes from the June 12, 2010 Special  
46 Meeting. Following review, a motion was made by Judith Fischer and  
47 seconded by Jean Redfearn to approve the minutes as presented. Katie  
48 Bryson abstained. The motion carried 3-0.

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50 **Architectural Matters**

51 The Board of Directors reviewed an architectural application submitted by  
52 the Homeowner of 4651 Larwin Avenue for the repair/replacement of the  
53 patio cover. Following review and discussion, it was the general consent of  
54 the Board of Directors to deny the application, because no patio cover should  
55 be attached to the building, and the work performed does not match the  
56 submitted specifications.

4651 Larwin  
Avenue

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58 **Board Actions**

59 The Board of Directors reviewed the Lien Authorization Consent Calendar.  
60 Following review, a motion was made by Betsy-Ann Toffler and seconded by  
61 Katie Bryson to approve the Consent Calendar as presented. Jean Redfearn  
62 opposed. The motion carried 3-1.

Lien  
Authorization

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64 The Board of Directors reviewed a Special Resolution regarding the  
65 replacement of the pool heater at pool number two (2), at a cost of two  
66 thousand seven hundred twenty-one dollars and thirteen cents (\$2,721.13).  
67 Following review and discussion, it was the general consent of the Board of  
68 Directors to approve the Resolution as presented.

Consent Calendar  
Special Resolution

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74	<b><u>Financials</u></b>	
75 76 77 78	The Board of Directors was unable to review the Draft Audit submitted by Schonwit & Company; therefore, <u>it was the general consent of the Board of Directors to table the review and approval of the Draft Audit to the July Board Meeting.</u>	Draft Audit
79 80 81 82 83	The Board of Directors reviewed the financial statements for the period ending May 31, 2010. Following discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Katie Bryson to approve the financials as presented. The motion carried unanimously.</u>	Financials
84 85 86 87 88	<u>It was the general consent of the Board of Directors to invest fifty thousand dollars (\$50,000.00) into a twelve (12) month Certificate of Deposit (CD) at State Farm and transfer the remaining balance currently at Merrill Lynch to a Money Market account at City National Bank.</u>	Certificate of Deposit
89	<b><u>Board Actions</u></b>	
90 91 92 93 94 95 96	The Board of Directors reviewed a proposal for the insurance renewal submitted by Prendiville Insurance Agency, at a total cost of forty-three thousand five hundred sixty-seven dollars (\$43,567.00). Following review and discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Katie Bryson to approve the proposal as presented. The motion carried unanimously.</u>	Prendiville Insurance Agency
97 98 99 100 101 102 103	The Board of Directors reviewed proposals submitted by Antis Roofing & Waterproofing for the replacement of the mansards and roof at the clubhouse #2, and building 4670-4682 Larwin Avenue. Following review and discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Jean Redfearn to approve the proposals at a cost not to exceed sixty thousand (\$60,000) dollars. The motion carried unanimously.</u>	Antis Roofing & Waterproofing
104 105 106 107 108 109 110	The Board of Directors reviewed a proposal for the replacement of two backflow units and one rebuilt backflow submitted by Sal's Plumbing, Inc., at a cost of three thousand, three hundred, seventy-six dollars and ninety-four cents (\$3,376.94). Following review and discussion, <u>a motion was made by Judith Fischer and seconded by Katie Bryson to approve the proposal as presented. The motion carried unanimously.</u>	Sal's Plumbing
111		

112 The Board discussed the purchase of pool furniture. A motion was made by  
113 Betsy-Ann Toffler and seconded by Jean Redfearn to purchase inexpensive  
114 plastic-molded chairs, not to exceed \$500.00. The motion carried  
115 unanimously.

Pool Furniture

117 The Board of Directors discussed the current Rules and Regulations.  
118 Following discussion, it was the general consent of the Board to leave the  
119 Rules as is, as no changes are necessary at this time.

Rules and  
Regulations

121 **Homeowner Open Forum**

122 The following item was discussed during Open Forum: there were no  
123 Homeowners present.

Open Forum

125 **Adjournment**

126 There being no further business to come before the Board, it was the general  
127 consent of the Board of Directors to adjourn the meeting at 8:32 p.m.

Adjournment

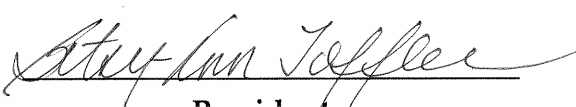
129 **Attest**

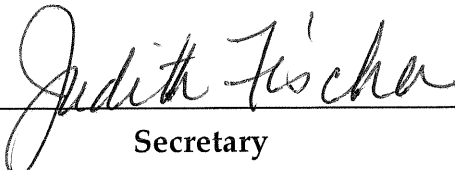
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President

  
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Secretary