

**Cypress Home Owners Association
Board of Directors Meeting Minutes
July 26, 2012**

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 July 26, 2012, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 7:06 p.m. with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President
8 Betsy-Ann Toffler, Vice President
9 Judith Fischer, Secretary/Treasurer

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11 **Directors Absent**

12 Diane Woodman. Director At Large

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14 **Also Attending**

15 Yamy Criblez, Accell Property Management, Inc.
16 Bill Jacob, President, Total Landscape
17 No Homeowners

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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 July 26,
22 2012:

Executive Session

23

- 24 1. Approval of the Executive Session Minutes from June 28, 2012
- 25 2. Delinquencies
- 26 3. The Judge Law Firm correspondence
- 27 4. Cane, Walker, and Harkins Firm Correspondence
- 28 5. Formation of Contracts
- 29 6. Legal Matters

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

33 **Presentation**

34 Bill Jacob with Total Landscape was in attendance to present a proposal for Phase I
35 on the N side of Larwin Ave. for the installation of smart timer controllers and
36 irrigation valves at a cost of thirty six thousand nine hundred thirteen dollars and
37 thirty six cents (\$36,913.36). This matter was tabled to the September Board
38 meeting.

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40 **Minutes**

41 The Board of Directors reviewed the Minutes from June 28, 2012, Executive Session
42 Minutes. Following review and discussion, a motion was made by Judith Fischer and
43 seconded by John Russell to approve the Minutes as amended. The motion carried
44 unanimously.

Minutes

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46 **Architectural Matters**

47 The Board of Directors reviewed an Architectural Improvement Application submitted
48 by the homeowner Landua, 4651 Larwin Avenue for the replacement of sliding glass
49 door. Following review and discussion, a motion was made by Betsy-Ann Toffler and
50 seconded by Judith Fischer to approve the application. The motion carried
51 unanimously.

4651 Larwin
Avenue

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53 **Committee Reports**

54 The Board of Directors reviewed correspondence sent Maria Delvaux regarding
55 monthly compensation for services as Clubhouse Manager.

Clubhouse
Manager

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57 **Financials**

58 The Board of Directors was unable to review the 2012 Reserve Study, as the final
59 draft was not submitted in time for the meeting.

Reserve Study

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61 The Board of Directors reviewed the financial statements for the period ending June
62 30, 2012. Following review and discussion, a motion was made by Betsy-Ann Toffler
63 and seconded by John Russell to approve the financial statements as presented.
64 The motion carried unanimously.

Financial
Statement

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66 **Board Actions**

67 The Board of Directors reviewed proposals from various vendors for the replacement
68 of broken wheel stops. Following review and discussion, a motion was made by
69 Betsy-Ann Toffler and seconded by John Russell to approve the proposal submitted
70 by Pacific Rim Architectural Services in the amount of five thousand six hundred
71 seventy dollars (\$5,670.00). The motion carried unanimously.

Curb Stoppers

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The Board of Directors reviewed the Operating Rule Change regarding Clubhouse Rule/Agreement and Fine Policy. Following review and discussion, it was the general consent of the Board of Directors to accept the revised Clubhouse Rule/Agreement and Fine Policy as presented.

Rule Change

The Board of Directors reviewed the existing association Collection Policy. Following review and discussion, it was the general consent of the Board of Directors to make no changes at this time.

Collection Policy

The Board of Directors reviewed homeowner's correspondence concerning NO Dumping signs on trash enclosures. Following review and discussion, it was the general consent of the Board of Directors to approve the purchase of signs not to exceed one hundred fifty dollars (\$150.00).

New Business

The Board of Directors was presented with the issue that the wader in pool #2 was leaking. Following review and discussion, it was the general consent of the Board of Directors that the need for immediate action exists because A.) there is a need to take immediate action and B.) the need came to the attention of the Board after the Agenda was posted. Therefore, the Board has agreed, by general consent, to approve the proposal submitted by Aquatic Balance for leak repair in the amount of \$_____.

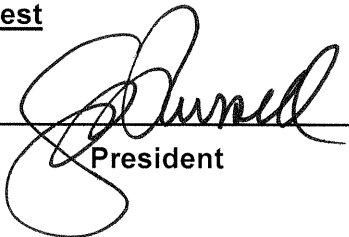
Aquatic Balance

Adjournment

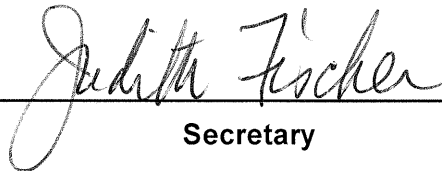
There being no further business to come before the Board, it was the general consent of the Board of Directors to adjourn the meeting at 8:30 p.m.

Adjournment

Attest



President



Secretary