

**Cypress Home Owners Association
Board of Directors Meeting Minutes
September 27, 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 September 27, 2012, Clubhouse #2, Cypress, California. John Russell, President,
4 called the meeting to order at 7:15 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Betsy-Ann Toffler, Vice President
9 Judith Fischer, Secretary/Treasurer
10 Diane Woodman. Director At Large

11
12 **Directors Absent**

13 None
14

15 **Also Attending**

16 Yamy Criblez, Accell Property Management, Inc.
17 Steve Feistel, Accell Property Management, Inc.
18 Five (5) Homeowners
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
23 September 27, 2012.

Executive Session

- 24
25 1. Presentation by Accell Property Management, Inc.
26 2. Approval of the Executive Session Minutes from August 23, 2012
27 3. Show Cause Hearings
28 4. Statements of Accounts Preliminary to Leaving of Liens
29 5. Management Correspondence
30 6. Homeowner Correspondence
31 7. Delinquencies
32 8. The Judge Law Firm correspondence
33 9. Cane, Walker and Harkins Correspondence
34

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

37 **Minutes**

38 The Board of Directors reviewed the Minutes from August 23, 2012 Regular Session
39 Minutes. Following review and discussion, a motion was made by Betsy-Ann Toffler
40 and seconded by Judith Fischer to approve the Minutes as amended. The motion
41 carried unanimously.

Minutes

42

43 **Architectural Matters**

44 The Board of Directors reviewed an architectural application submitted by the
45 homeowner of 4815 Larwin Avenue for window replacement. Following review and
46 discussion, it was the general consent of the Board of Directors to deny the
47 application. The homeowner is to provide pictures of existing windows. The motion
48 carried unanimously.

4815 Larwin Ave

49

50 The Board of Directors reviewed an architectural application submitted by the
51 homeowner of 4661 Larwin Avenue for window replacement. Following review and
52 discussion, it was the general consent of the Board of Directors to deny the
53 application. The homeowner is to provide pictures of existing windows. The motion
54 carried unanimously.

4661 Larwin Ave

55

56 The Board of Directors reviewed an architectural application submitted by the
57 homeowner of 4747 Larwin Avenue for window replacement in front of the residence.
58 Following review and discussion, it was the general consent of the Board of Directors
59 to deny the application. The homeowner is to provide pictures of existing windows
60 and specifications of proposed windows. The motion carried unanimously.

4747 Larwin Ave

61

62 **Consent Calendars and Resolutions**

63 The Board of Directors reviewed a Lien Authorization Consent Calendar for
64 Accounts# 14728-01, 14717-01, and 14706-01. Following review and discussion, it
65 was the general consent of the Board of Directors to approve the Lien Consent
66 Calendar with the exception of account#14717-01, as the account has been brought
67 current.

Consent Calendars

68

69 **Financials**

70 Management presented the Board of Directors with the 2013 Operating Budget Draft.
71 Following review and discussion, it was the general consent of the Board of Directors
72 to table this matter to the October Board of Directors meeting.

2013 Budget Draft

73 The Board of Directors reviewed the financial statements for the period ending
74 August 31, 2012. Following review and discussion, a motion was made by Judith
75 Fischer and seconded by John Russell to approve the financial statements as
76 presented. The motion carried unanimously.

Financial
Statement

77

78 **Board Actions**

79 The Board of Directors reviewed proposals from two (2) vendors for the replacement
80 of equipment in the community playgrounds. Following review and discussion, it was
81 the general consent of the Board of Directors to table this matter until competitive
82 proposals are received.

Playground
Equipment

83

84 The Board of Directors reviewed proposals for the installation of signs in trash
85 enclosure areas. Following review and discussion, a motion was made by Judith
86 Fischer and seconded by Betsy-Ann Toffler to approve the proposal submitted by
87 Instant Signs in the amount of six hundred eight dollars and seventy-two cents
88 (\$608.72). The motion carried unanimously.

Trash Enclosure
Signs

89

90 The Board of Directors reviewed the Annual Membership Meeting Materials drafted by
91 Management. Following review and discussion, it was the general consent of the
92 Board of Directors to approve the materials as presented. Management is to include
93 a notice concerning Receivership with the Request for Candidate Notice to be sent to
94 the homeowners.

Annual Meeting
Materials

95

96 The Board of Directors reviewed correspondence submitted by the homeowner of
97 4820 Larwin Avenue concerning the community playgrounds. No further action was
98 required at the meeting.

Homeowner
Correspondence

99

100 **Open Forum**

101 The following items were discussed during Open Forum: playgrounds, dog waste
102 not being picked up, children trespassing in pool #3.

Open Forum

103

104 **Adjournment**

105 There being no further business to come before the Board, it was the general consent
106 of the Board of Directors to adjourn the meeting at 8:42 p.m.

Adjournment

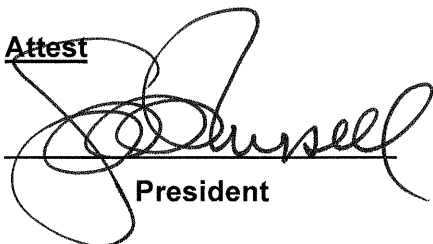
107

108 **Attest**

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111


President


Secretary