

**Cypress Home Owners Association  
Organizational Meeting Minutes  
January 6, 2009**

1 Upon due notice, given and received, the Cypress Home Owners Association  
2 Board of Directors held an Organizational Meeting on January 6, 2009, at  
3 Clubhouse #2, Cypress, CA 90630, for the purpose of selecting corporate  
4 officers to represent the Association. The meeting was called to order at 9:28  
5 p.m. with a quorum of Directors present.

6  
7 **Directors Present:**

8 Katie Bryson  
9 Brenan Cheung  
10 Judith Fischer

11  
12 **Directors Absent:**

13 Donald Moreau  
14 Betsy-Ann Toffler

15  
16 **Also Attending:**

17 Ramona Acosta, Accell Property Management, Inc.  
18 Silvia Gutierrez, Accell Property Management, Inc.

19  
20 **Election Results**

21 In accordance with California Civil Code 1363.03, the tabulated results of the  
22 election of January 6, 2009, were reported to the Board of Directors as follows:

23  
24 **Election of Board Members:**

25 Katie Bryson received 106 votes  
26 Judith Fischer (incumbent) received 73 votes  
27 Karen Hesky (incumbent) received 62 votes  
28 Donald Moreau (incumbent) received 78 votes  
29 Betsy-Ann Toffler (incumbent) received 70 votes  
30 David Chu received 62 votes  
31 Pam Morris received 60 votes

32 Brenan Cheung received 66 votes  
33 Becky Fischer received 58 votes  
34 John Russell received 59 votes  
35 Robin Barrett (write-in) received 1 vote  
36 John Russell (write-in) received 1 vote

37

38 IRS Revenue Ruling 70-604:

39 105 Votes For

40 20 Votes Against

41 19 Vote Abstaining

42

43 Robert Kaplinsky, Inspector of Election, reported that Katie Bryson, Judith  
44 Fischer, Donald Moreau, Betsy-Ann Toffler, and Brenan Cheung received the  
45 highest number of votes and were duly elected to the Board to serve a one (1)  
46 year term.

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48 The proposal for the IRS Revenue Ruling 70-604 passed by majority vote.

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50 The foregoing resolution is executed pursuant by the general consent of the  
51 Board of Directors.

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53 **Selection of Officers:**

54 A motion was made by Katie Bryson and seconded by Judith Fischer to  
55 appoint Donald Moreau President. The Motion passed unanimously.

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57 A motion was made by Judith Fischer and seconded by Brenan Cheung to  
58 appoint Katie Bryson Vice President. The Motion passed unanimously.

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60 A motion was made by Judith Fischer and seconded by Katie Bryson to  
61 appoint Betsy-Ann Toffler Secretary. The Motion passed unanimously.

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63 A motion was made by Judith Fischer and seconded by Katie Bryson to  
64 appoint Brenan Cheung Treasurer. The Motion passed unanimously.

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66 It was the general consent of the Board of Directors to appoint Judith Fischer  
67 Director at Large. The Motion passed unanimously.

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69 **Adjournment**

70 There being no further business to come before the Board, it was the general  
71 consent of the Board of Directors to adjourn the organizational meeting at  
72 9:38 p.m.

73

74 **Attest**

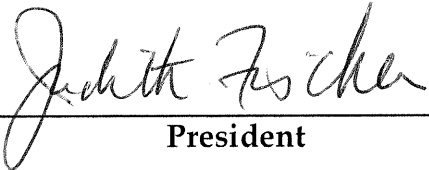
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President

  
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Secretary