

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
November 29, 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 November 29, 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.

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6 **Directors Present**

7 John Russell, President  
8 Betsy-Ann Toffler, Vice President  
9 Diane Woodman, Director At Large

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11 **Directors Absent**

12 Judith Fischer, Secretary/Treasurer

13  
14 **Also Attending**

15 Yamy Criblez, Accell Property Management, Inc.  
16 One (1) Homeowner

17  
18 **Executive Session Meeting Topics**

19 In accordance with California Civil Code Section 1363.05, the Board notes that the  
20 following topics were discussed during an Executive Session Meeting held on  
21 November 29, 2012.

- 22  
23 1. Approval of the Executive Session Minutes from October 25, 2012  
24 2. Show Cause Hearings  
25 3. Statements of Accounts Preliminary to Leaving of Liens  
26 4. Homeowner Correspondence  
27 5. Delinquencies  
28 6. The Judge Law Firm correspondence  
29 7. Cane, Walker and Harkins Correspondence  
30 8. Legal Matter

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 October 25, 2012 Regular  
37 Session Minutes. Following review, a motion was made by Betsy-Ann Toffler and  
38 seconded by John Russell to approve the Minutes as presented. The motion carried  
39 unanimously.

Executive Session

Minutes

40 **Architectural Matters**

41 The Board of Directors reviewed an architectural application submitted by the  
42 homeowner of 4599 Larwin Avenue for a wooden fence already installed. Following  
43 review and discussion, it was the general consent of the Board of Directors to  
44 approve the application as presented.

4599 Larwin Ave

45

46 **Consent Calendars and Resolutions**

47 The Board of Directors reviewed Annual Budget Assessment Rate and Membership  
48 Disclosures presented by Management. Following review and discussion, it was the  
49 general consent of the Board of Directors to approve the disclosures as amended.

Budget  
Disclosures

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51 The Board of Directors reviewed a Lien Authorization Consent Calendar for  
52 Accounts 1471602 and 1469601. Following review and discussion, it was the general  
53 consent of the Board of Directors to take no further action at this time, as account  
54 number 1471602 is paid and account 1469601 is currently on a payment plan.

Consent Calendar

55

56 The Board of Directors reviewed a Resolution to Lien for account number 114785  
57 submitted by The Judge Law Firm. Following review, it was the general consent of  
58 the Board of Directors to approve the Resolution as presented.

The Judge Law  
Firm - Resolution  
to Lien

59

60 **Committee Reports**

61 The Board of Directors reviewed correspondence submitted by Clubhouse Manager,  
62 Maria Delvaux. No further action was required.

Clubhouse  
Manager

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64 The Board of Directors reviewed correspondence submitted by Parking Committee,  
65 Donald Moreau. No further action was required.

Parking  
Committee

66

67 **Financials**

68 The Board of Directors reviewed a 30-Year Reserve Funding Plan prepared by Accell  
69 Property Management, Inc. Following review, it was the general consent of the Board  
70 of Directors to table this matter to the January 2013 Board meeting.

30 Year Reserve  
Funding Plan

71

72 The Board of Directors reviewed the financial statements for the period ending  
73 October 31, 2012. Following review, it was the general consent of the Board of  
74 Directors to table the review of the financials to the January 2013 Board meeting.

Financial  
Statement

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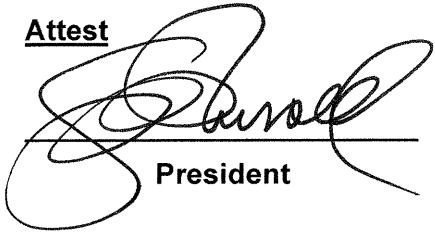
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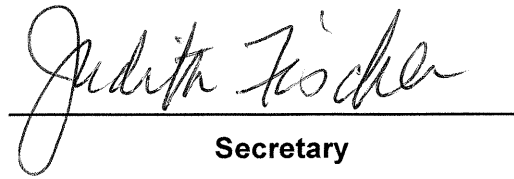


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**Attest**



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**President**



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**Secretary**