Cypress Home Owners Association Board of Directors Meeting Minutes November 29, 2012

		1
1	Upon due notice, given and received, the Cypress Home Owners Association Bo	ard
2	of Directors held their regularly scheduled Board of Directors Meeting on Thurs	day
3	November 29, 2012, Clubhouse #2, Cypress, California. John Russell, President	ent,
4	called the meeting to order at 7:15 p.m. with a quorum of Directors present.	
5		
6	<u>Directors Present</u>	
7	John Russell, President	
8	Betsy-Ann Toffler, Vice President	
9	Diane Woodman, Director At Large	
10		
11	<u>Directors Absent</u>	
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	Executive Session
20	following topics were discussed during an Executive Session Meeting held	on
21	November 29, 2012.	
22		
23	 Approval of the Executive Session Minutes from October 25, 2012 	
24	2. Show Cause Hearings	
25	Statements of Accounts Preliminary to Leaving of Liens	
26	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	<u>Minutes</u>	
36	The Board of Directors reviewed the Minutes from October 25, 2012 Regular	Minutes
37	Session Minutes. Following review, a motion was made by Betsy-Ann Toffler a	
38	seconded by John Russell to approve the Minutes as presented. The motion carri-	<u>ed</u>

39

<u>unanimously.</u>

		1
40	<u>Architectural Matters</u>	
41	The Board of Directors reviewed an architectural application submitted by the	4599 Larwin Ave
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.	
45		
46	Consent Calendars and Resolutions	
47	The Board of Directors reviewed Annual Budget Assessment Rate and Membership	Budget
48	Disclosures presented by Management. Following review and discussion, it was the	Disclosures
49	general consent of the Board of Directors to approve the disclosures as amended.	
50		
51	The Board of Directors reviewed a Lien Authorization Consent Calendar for	Consent Calendar
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.	
55		
56	The Board of Directors reviewed a Resolution to Lien for account number 114785	The Judge Law
57	submitted by The Judge Law Firm. Following review, it was the general consent of	Firm - Resolution
58	the Board of Directors to approve the Resolution as presented.	to Lien
59		
60	Committee Reports	
61	The Board of Directors reviewed correspondence submitted by Clubhouse Manager,	Clubhouse
62	Maria Delvaux. No further action was required.	Manager
63		
64	The Board of Directors reviewed correspondence submitted by Parking Committee,	Parking
65	Donald Moreau. No further action was required.	Committee
66		
67	<u>Financials</u>	
68	The Board of Directors reviewed a 30-Year Reserve Funding Plan prepared by Accell	30 Year Reserve
69	Property Managment, Inc. Following review, it was the general consent of the Board	Funding Plan
70	of Directors to table this matter to the January 2013 Board meeting.	
71		
72	The Board of Directors reviewed the financial statements for the period ending	Financial
73	October 31, 2012. Following review, it was the general consent of the Board of	Statement
74	Directors to table the review of the financials to the January 2013 Board meeting.	
75		
76		
77		

78

79	Board Actions	
80	The Board of Directors reviewed a proposal submitted by Sheeler Bros, Inc., for	Concrete Repairs
81	concrete repairs throughout the community in the amount of five thousand eight	
82	hundred seventy five dollars (\$5,875.00). Following review and discussion, a motion	
83	was made by John Russell and seconded by Diane Woodman to approve the proposal	
84	as presented. The motion passed unanimously.	
85		
86	The Board of Directors agreed, by general consent to table the review and discussion	Playground
87	of the playground upgrades to the January 2013 Board meeting.	Upgrades
88		
89	The Board of Directors reviewed proposals for Tax and Audit Preparation. Following	Audit and Tax
90	review and discussion, a motion was made by Betsy-Ann Toffler and seconded by	Proposals
91	Diane Woodman to approve the proposal submitted by Schonwit and Company in the	
92	amount of one thousand dollars (\$1,000.00). The motion passed unanimously.	
93		
94	The Board of Directors agreed, by general consent to table the review and discussion	Trash Area/Restroon
95	of the Trash Area/Restroom Monitor to the January 2013 Board meeting.	Monitor
96		
97	The Board of Directors agreed, by general consent to approve the Proposed 2013	Project Calendar
98	Project Calendar as presented.	
99		
100	The Board of Directors reviewed correspondence submitted by the homeowner of	4765 Larwin Ave
101	4765 Larwin Avenue regarding the installation of cement steps in the carport area.	
102	Managment advised the Board of Directors that a proposal had not been received yet.	
103	However, it would be approved if cost were to be within Management budget, which is	
104	seven hundred dollars (\$700.00). No further action is to be taken at this time.	
105		
106	The Board of Directors reviewed correspondence submitted by the homeowner of	4776 Larwin Ave
107	4776 Larwin Avenue regarding reimbursement of plumbing expenses due to root	
108	intrusion by association tree. Following review and discussion, it was the general	
109	consent of the Board of Directors to approve the reimbursement of one hundred sixty	
110	dollars (\$160.00). The motion passed unanimously.	
111		
112	Open Forum	
113	No items were discussed during Open Forum.	Open Forum
114		
115	Adjournment	
116	There being no further business to come before the Board, <u>it was the general consent</u>	Adjournment

of the Board of Directors to adjourn the meeting at 7:45 p.m.

117

118

<u>Attest</u>

President

119

120

121

Adith Roche
Secretary