

**Minutes
Cypress Home Owners Association
Board Meeting
September 25, 2007**

In the absence of President Becky Fisher, the meeting was called to order by Vice-President Judith Fischer at 7:20pm in Clubhouse #2.

Directors in attendance:

Judith Fischer, Vice-President

Karen Hesky, Treasurer

Lee Robertson, Member-at-Large

Lee agreed to serve as Secretary (in the absence of Diane Woodman) if someone else would type them up. The minutes of the Board meeting, August 28, 2007, were approved as corrected.

Treasurer's Report

Karen Hesky reported that our reserve account is severely depleted (due to the reroofing project). Total assets as of August 31, 2007: \$217,565. Unfortunately, the budget reforecast for the remainder of 2007 is on track. The 2008 budget and increase in monthly assessments will depend largely on the recommendations of the reserve study.

Hesky presented a cost analysis of rubber sidewalks vs. concrete removal/grinding in the areas where we have large trees and associated root problems. With at least a 10-year guarantee, these should prove to be more cost-effective in the long term. This cost will be incorporated in the 2008 budget.

Committee Reports:

Landscape

Judith Fischer reported that she is working on an irrigation survey through the Metropolitan Water District of Orange Co. This is a free service to help HOAs conserve water and alleviate runoff.

She presented a bid from TruGreen for scalping the grass and over-seeding with rye, a usual winter expense that is already budgeted. Motion to approve the bid in the amount of \$1,800 approved. MSC.

Architectural

No report.

Rules & Regulations

In the absence of Chair Betsy Toffler, Fischer reported that revisions are being completed on the R & Rs, the Violation & Fine policy, and the specification forms for architectural changes and landscaping.

Because of recent abuses of the clubhouse and pool, changes to the clubhouse reservation fee and fine policy were discussed and approved. In essence, the fee paid to the clubhouse manager increases to \$30 from \$20, the deposit of \$100 remain the same (not to be refunded if damages are incurred), and an additional fine of \$100 is imposed on offenders. The policies will be revised accordingly, and homeowners will receive notification of their effective date.

Graffiti

No report. The graffiti cleaners, though in absentia, were commended for their efforts.

Old Business:

Website

Hesky has been uploading the relevant documents and forms to the new website: www.cypresshoa.org. A letter will be sent to homeowners informing them how to access the website with a user name and password. A bulletin board will be added in the future.

Consolidated Disposal large item pickups

Hesky contacted Consolidated Disposal for a consistent policy on the number of free pickups of large items our homeowners are allowed. Because the account is considered a commercial one under CHOA, rather than residential (homeowners do not have individual receptacles), corporate management must be involved, and the response may not be immediately forthcoming. However, our account executive has discounted some pickups.

New Business:

Dogipot stations

Hesky presented information on Dogipot stations that dispense plastic bags for cleaning up dog feces. It is a large problem in our complex. Lee Robertson reported that several have been installed in his complex and that it seems to have alleviated the problem. These will be incorporated into the 2008 budget and if they do not solve the problem, they can be discontinued.

Homeowner participation:

Gerry and Shirley Carstensen, as original owners, brought the 1965 advertising about the complex which the newer homeowners found very interesting. This historical information will be posted on the website

Dick Goins reported that a ficus tree on his and Jenny's patio was poisoned during an extended period when they were away. Also discussed the strange graffiti markings in his area. He will write something for the newsletter. He wondered whether units with new roofing were valued higher than those without.

Robert Kaplinsky asked why people were not fined more often - "they need an incentive to be good" - particularly about cigarette butts in the common areas which are not specifically described in the R & Rs.

Elizabeth Winger asked for action on her lawn which she said she has reported several times to the property manager with no response. She brought digital photos. She was assured that action would be taken.

Others asked about repainting and when power-washing of the alleys would be complete.

There being no further business, the meeting adjourned at 8:25pm.

Respectfully submitted,

Lee Robertson
Acting Secretary

Transcribed by Judith Fischer