

**Cypress Home Owners Association
Annual Membership Meeting Minutes
February 23, 2012**

1 Upon due notice, given and received, the Cypress Home Owners Association held
2 its Annual Membership Meeting on Thursday, February 23, 2012. The Meeting
3 was held at Clubhouse #2, Cypress, CA 90630. The Meeting was called to order
4 at 8:05 p.m. with a quorum of Members present.

5
6 **Directors Present:**

7 Betsy-Ann Toffler, President

8 Judith Fischer, Treasurer

9 John Russell, Vice President

10
11 **Directors Absent:**

12 None

13
14 **Also Attending:**

15 Yamy Criblez, Accell Property Management, Inc.

16
17 **Purpose of the Meeting**

18 The Chair announced that the purpose of the meeting was to elect five (5)
19 candidates to the Board of Directors for a one (1) year term.

20
21 **Inspector of Election**

22 Jean Redfearn (4518 Larwin Avenue), Brenan Cheung (4858 Larwin Avenue); and
23 David Cane, Cane, Walker & Harkins, LLP, (Association Attorney) were introduced
24 as the Inspectors of Election duly appointed by the Board.

25
26 **Announcement of Quorum**

27 Jean Redfearn announced that a quorum had been obtained with 131 sealed
28 ballots received.

29
30 **Proof of Notice of Meeting**

31 Management submitted an affidavit of mailing as proof that Notice of the Meeting
32 was mailed to the Membership.

35 **Reading of the Minutes of the Preceding Meeting**

36 Betsy-Ann Toffler addressed the Membership and requested a motion to read or
37 waive the reading of the minutes of the previous annual election meeting. A motion
38 was made and seconded to waive the reading of the Minutes. The motion carried
39 without opposition.

40

41 **Report of Officers**

42 There was no Officers Report.

43

44 **Reports of Committees**

45 There were no Committee Reports.

46

47 **Election of Directors**

48 The declared candidates were introduced to those in attendance.

49

50 **Nomination of Candidates from the Floor**

51 At this time the Chair opened the floor to nominations of candidates. There were
52 no nominations of candidates.

53

54 **Presentations by the Candidates**

55 There were no presentations by Candidates.

56

57 **Voting Procedures**

58 Management explained the voting procedures involving cumulative voting.
59 Homeowners may cast their votes all for one (1) candidate or cast up to five (5)
60 votes for each candidate. No fractional voting is permitted.

61

62 **Balloting**

63 The Membership was asked to cast their ballots and deposit them, in the official
64 sealed envelopes, with the Inspector of Election. Following casting and collection
65 of the ballots, a motion was made and duly seconded to close the balloting. The
66 motion passed without opposition.

67

68 **Unfinished Business**

69 There was no unfinished business.

70

71 **New Business**

72 There was no new business

73

74 **Election Results**

75 Following the tabulation of the votes, the Inspector of Election presented the results
76 of the balloting to the Chair. The following vote was announced to the
77 Membership:

78

79 Judith Fischer received 224 votes

80 John Russell received 201 votes

81 Betsy-Ann Toffler received 164 votes

82

83 IRS Revenue Ruling 70-604:

84 94 Votes For

85 7 Votes Against

86 6 Vote Abstaining

87

88 Jean Redfearn, Inspector of Election, reported that Judith Fischer, John Russell;
89 and Betsy-Ann Toffler were duly elected to the Board to serve a one (1) year term.

90

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

92

93 **Adjournment**

94 There being no further business to come before the Membership, a motion was
95 made and duly seconded to adjourn the Annual Membership Meeting at 9:20 p.m.

96 The motion passed without opposition.

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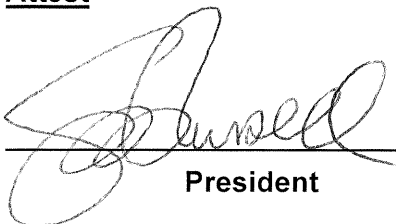
98 **Attest**

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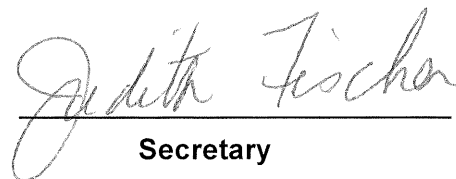
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President



Secretary