

**Cypress Home Owners Association
Board of Directors Meeting Minutes
June 26, 2008**

1 Upon due notice, given and received, the Cypress Home Owners Association
2 Board of Directors held their regularly scheduled Board of Directors Meeting
3 on Thursday, June 26, 2008 at Clubhouse #2, Cypress, California. Judith
4 Fischer, President, called the meeting to order at 7:17 p.m. with a quorum of
5 Directors present.

6

7 **Directors Present**

8 Judith Fischer, President

9 Karen Hesky, Treasurer

10 Dawn Masick, Director at Large

11

12 **Directors Absent**

13 Donald Moreau, Vice President

14 Betsy-Ann Toffler, Secretary

15

16 **Also Attending**

17 Ramona Acosta, Accell Property Management, Inc.

18 Anthony Hernandez, Artistic Maintenance

19 Fifteen (15) Homeowners

20

21 **Executive Session Meeting Topics**

22 In accordance with California Civil Code Section 1363.05, the Board notes that
23 the following topics were discussed during an Executive Session Meeting held
24 on June 26, 2008:

25

26 1. Approval of Executive Session Meeting Minutes of May
27 22, 2008

28 2. Show Cause Hearings

29 3. Correspondence regarding a non-compliance letter

30 4. Request for waiver of a pre-lien fee

31 5. Statement of Account Preliminary to Levying of Lien

32 6. Legal correspondence regarding delinquency status

Executive Session

- 33 7. Approval of Resolutions to Foreclose against accounts
34 #114647, #114731, #114761, #114549, and #1147661
35 8. Formation of the roofing contract with Royal Roofing
36 9. Review of legal opinion regarding architectural
37 specifications
38 10. Approval of Resolution to convert account #114590 from
39 non-judicial foreclosure to judicial foreclosure
40 11. Approval to seek money judgment against account
41 #114670 for non-payment of assessments
42 12. Approval of foreclosure proceedings against account
43 #1146501
44

45 The foregoing resolution is executed pursuant by the general consent of the
46 Board of Directors.
47

48 **Homeowner Open Forum**

49 The following issues and topics were discussed during the Homeowner Open
50 Forum:
51

Open Forum

- 52 1. Plants in alley #14 that need to be cut away from the water meters
53 2. The cost of the pool and wader re-plaster at recreation area #1
54 3. Reports of non-compliance
55 4. Various landscape issues
56

57 **Presentation**

58 Anthony Hernandez of Artistic Maintenance, Inc. discussed several landscape
59 issues that have been reported by the homeowners. He advised that the
60 carports would now be cleaned on mow days and will be inspected each week
61 on Fridays. He has also instructed his crew to blow the grass clippings away
62 from units and the yards. The irrigation is set to run daily from three (3) to
63 five (5) minutes and is inspected every two (2) to three (3) weeks for broken
64 valves, heads, etc. Should the homeowners have a complaint regarding the
65 landscape it should be reported to Management, who can then notify the
66 superintendent and the branch manager for correction.

Artistic Maintenanc

67 **Minutes**

68 The Board of Directors reviewed the Minutes from the May 22, 2008 Board of
69 Directors Meeting. Following review and discussion, a motion was made by
70 Karen Hesky and seconded by Dawn Masick to approve the Minutes as
71 submitted. The motion carried unanimously.

Minutes

72
73 **Board Actions**

74 The Board of Directors reviewed the Lien Authorization Consent Calendar
75 for account #114719. Following review and discussion, a motion was made
76 by Karen Hesky and seconded by Judith Fischer to approve the Consent
77 Calendar as submitted.

Consent Calendar

78
79 The Board of Directors reviewed the proposals submitted by Collins Builders
80 and Park Specialties for removal of the existing equipment. Following review
81 and discussion, a motion was made by Judith Fischer and seconded by Karen
82 Hesky to approve the proposal submitted by Collins Builders to remove the
83 gym rings next to 4612 Larwin Avenue at a cost not to exceed five hundred
84 (\$500.00) dollars. The motion carried unanimously.

Collins Builders

85
86 The Board of Directors reviewed a proposal from Artistic Maintenance per
87 the walk through notes of May 15, 2008. Following review and discussion, it
88 was the general consent of the Board of Directors to table the proposal to the
89 July meeting.

Artistic Maintenanc

90
91 The Board of Directors reviewed a proposal submitted by Artistic
92 Maintenance to install a root barrier around the Pear tree at 4733 Larwin
93 Avenue. Following review and discussion, it was the general consent of the
94 Board of Directors to table the proposal until it could be determined what
95 type of material would be used for the root barrier.

4733 Larwin Ave.

96
97 The Board of Directors reviewed proposals for a Reserve Study submitted by
98 McCaffery Reserve Consulting, Foresight Financial Services and Association
99 Reserves. Following review and discussion, a motion was made by Judith
100 Fischer and seconded by Karen Hesky to approve the proposal submitted by

Reserve Study

101 Foresight Financial Services for a full onsite study at a cost of one thousand
102 six hundred thirty-five (\$1,635.00) dollars. The motion carried unanimously.

103
104 The Board of Directors reviewed information submitted by Suntrek for
105 thermal solar pool heaters for each of the pool areas. Management advised
106 that a proposal would be forthcoming. It was the general consent of the
107 Board of Directors to table further discussion until the proposal is received.

Suntrek

108
109 The Board of the Directors reviewed the proposals for wrought iron fence
110 repairs for pool #2 submitted by Schlick Services, Collins Builders, Inc. and
111 Show & Tell Property Services. Following review and discussion, it was the
112 general consent of the Board of Directors to table further discussion until a
113 proposal could be obtained from Schlick Services for full replacement of the
114 fence.

Wrought Iron
Fence

115
116 The Board of Directors reviewed insurance renewal proposals submitted by
117 USI/BMI Insurance Services and Prendiville Insurance Agency. Following
118 review and discussion, a motion was made by Karen Hesky and seconded by
119 Dawn Masick to approve the proposal submitted by Prendiville Insurance,
120 contingent on the reduction of the coverage to approximately thirty-eight
121 (\$38,000,000.00) million dollars to reduce the premium by approximately
122 fifteen hundred (\$1,500.00) dollars. The motion carried unanimously.

Insurance

123
124 **Architectural Matters**

125 The Board of Directors reviewed an architectural application submitted by
126 4635 Larwin Avenue to replace the front door. Following review and
127 discussion, it was the general consent of the Board of Directors to approve the
128 application as submitted.

4635 Larwin Ave.

129
130 **Financials**

131 The Board of Directors reviewed the financial statement for the period
132 ending May 31, 2008. Following review and discussion, a motion was made
133 by Karen Hesky and seconded by Judith Fischer to accept the financial
134 statement as submitted, subject to audit. The motion carried unanimously.

Financials

135 **Adjournment**

136 There being no further business to come before the Board, it was the general
137 consent of the Board of Directors to adjourn the meeting at 9:00 p.m.

Adjournment

138

139 **Attest**

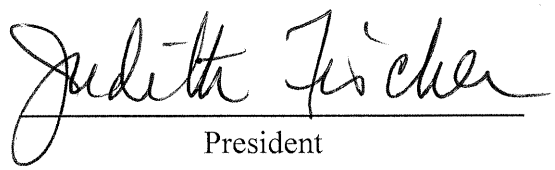
Attest

140

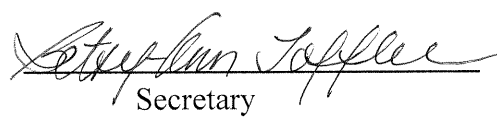
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President



Secretary