

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
September 25, 2014**

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 September 25, 2014, Clubhouse #2, Cypress, California. John Russell, President,  
4 called the meeting to order at 6:55 p.m. with a quorum of Directors present.

5  
6 **Directors Present**

7 John Russell, President  
8 Tamara Honegan, Vice President  
9 Judith Fischer, Treasurer  
10 Maria Delvaux, Secretary (arrived at 7:00 PM)

11  
12 **Directors Absent**

13 None

14  
15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.  
17 One (1) Homeowner

18  
19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 4935(e), the Board notes that the  
21 following topics were discussed during an Executive Session Meeting held on  
22 September 25, 2014:

- 23  
24 1. Approval of the Executive Session Minutes from August 28, 2014  
25 2. Show Cause Hearing for Non Registered Vehicle in Community  
26 3. Approval of Waiver of Late Fee Request  
27 4. The Judge Law Firm Case History Summary Report  
28 5. Cane, Walker and Harkins, LLP Correspondence  
29 6. Statements of Account Preliminary to Levying of Liens

30  
31 The foregoing Resolution is executed pursuant to the general consent of the Board  
32 of Directors.

33  
34 **Minutes**

35 The Board of Directors reviewed the Minutes from the Board of Directors Meeting

Executive Session

Minutes

36 held on August 28, 2014. Following review, Judith Fischer made a motion to  
37 approve the Minutes as presented. John Russell seconded the motion. The motion  
38 passed unanimously.

39

#### 40 **Board Actions**

41 The Board of Directors reviewed an Architectural Application submitted by Tsai/  
42 Chen, 4782 Larwin Avenue, regarding a patio cover installation. Following review  
43 and discussion, John Russell made a motion to approve the architectural  
44 application as submitted. Tamara Honegan seconded the motion. The motion  
45 passed unanimously.

46

47 The Board of Directors reviewed Lien Authorization Consent Calendar for account  
48 number 14578-01. Following review and discussion, the Board agreed, by general  
49 consent to approve a pre-lien if the homeowner does not respond to the Treasury  
50 letter by October 6, 2014.

51

52 The Board of Directors reviewed the Draft 2015 Annual Budget Report and Annual  
53 Policy Statement package. Management was directed to verify the Collection Policy  
54 wording is correct regarding the late charge not to exceed ten percent (10%) of the  
55 delinquent assessment or twenty dollars (\$20.00), whichever is greater.

56

57 The Board of Directors reviewed the financial statement for the period ending August  
58 31, 2014. Following review, Judith Fischer made a motion to approve the financial  
59 statements subject to audit. Maria Delvaux seconded the motion. The motion passed  
60 unanimously.

61

62 The Board of Directors reviewed proposals submitted by Jamey Clark, Inc. and  
63 Dave Bang Associate, Inc., regarding border timber and wood fiber for playground  
64 area #1. Following review and discussion, Judith Fischer made a motion to approve  
65 the proposal by Dave Bang and Associate, Inc., for thirty-four (34) four foot (4')  
66 border timber, two (2) two foot (2') border timber, and sixty (60) cubic yards of wood  
67 fiber at a total cost of four thousand five hundred eighty-eight dollars and fourteen  
68 cents (\$4,588.14). Maria Delvaux seconded the motion. The motion passed  
69 unanimously.

70

71 The Board of Directors reviewed proposals submitted by Jamey Clark, Inc. and  
72 Dave Bang Associate, Inc., regarding wheelchair access border timber for  
73 playground area #1. Following review and discussion, Judith Fischer made a  
74 motion to approve the proposal by Dave Bang and Associate, Inc., for one (1)

75 wheelchair access border timber at a cost of one thousand one hundred twenty-four  
76 dollars and forty-eight cents (\$1,124.48). Maria Delvaux seconded the motion. The  
77 motion passed unanimously.

78

79 The Board of Directors reviewed a proposal submitted by Fenceworks, Inc.,  
80 regarding vinyl fencing along the carport spaces in alley fourteen (14) at a cost of  
81 eight thousand three hundred fifty-nine dollars (\$8,359.00). Following review and  
82 discussion, the Board agreed, by general consent to deny the proposal as  
83 submitted. Management was directed to obtain a proposal from The Fencing Pros  
84 for an interlocking wood fence, capped planks in natural stain.

Fenceworks, Inc.  
Proposal

85

86 The Board of Directors reviewed a proposal submitted by Fenceworks, Inc.,  
87 regarding wrought iron fencing replacement at pool number three (3) at a cost of  
88 fifteen thousand six hundred fifty dollars (\$15,650.00). Following review and  
89 discussion, the Board agreed, by general consent to table further discussion until  
90 additional proposals are submitted. Management was directed to obtain additional  
91 proposals and send to the Board for review.

92

93 The Board of Directors discussed the status of the acid wash at pool number three  
94 (3). Management was directed to contact Alan Smith Pools for status of acid wash.

Pool #3 Discussion

95

96 The Board of Directors reviewed a proposal submitted by MCC Restoration and  
97 Construction for carport rehabilitation at a cost of eight thousand six hundred ninety-  
98 five dollars (\$8,695.00). Following review and discussion, the Board agreed, by  
99 general consent to table further discussion until additional proposals are submitted.  
100 Management was directed to schedule a vendor walk with the Board to obtain like  
101 for like proposals.

Carport  
Rehabilitation  
Proposal

102

103 The Board of Directors to review sensor light proposals at the October 2014  
104 meeting as the proposals were not submitted in time for review.

Sensor Lighting  
Proposals

105

106 The Board of Directors reviewed a proposal submitted by Antis Roofing and  
107 Waterproofing for community wide rodent screen installation at a cost of five  
108 thousand seven hundred fifty dollars and fourteen cents (\$5,750.14). Following  
109 review and discussion, Maria Delvaux made a motion to approve the proposal as  
110 submitted. Judith Fischer seconded the motion. The motion passed unanimously.

Antis Roofing  
and  
Waterproofing

111

## 112 Open Forum

113 No items were discussed during Open Forum.

Open Forum

114 **Adjournment**

115 There being no further business to come before the Board, the Board agreed by  
116 general consent to adjourn the Meeting at 8:13 p.m.

Adjournment

117

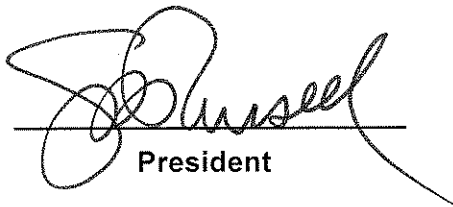
118 **Attest**

119

120

121

122



President



Secretary