

**Cypress Home Owners Association
Board of Directors Meeting Minutes
July 24, 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 July 24, 2014, Clubhouse #2, Cypress, California. Judith Fischer, Treasurer, called
4 the meeting to order at 7:42 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 Tamara Honegan, Vice President
8 Judith Fischer, Treasurer
9 Maria Delvaux, Secretary

10
11 **Directors Absent**

12 John Russell, President

13
14 **Also Attending**

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

17
18 **Executive Session Meeting Topics**

19 In accordance with California Civil Code Section 4935(e), the Board notes that the
20 following topics were discussed during an Executive Session Meeting held on July 24,
21 2014:

Executive Session

- 22
- 23 1. Approval of the Executive Session Minutes from June 26, 2014
 - 24 2. Parking Committee Correspondence
 - 25 3. Statements of Account Preliminary to Levying of Liens
 - 26 4. Cane, Walker and Harkins, LLP Correspondence
 - 27 5. Approval of Post-Judgment File for Account Number A1740001455701
 - 28 6. The Judge Law Firm Case History Summary Report
 - 29 7. Denial of Arenas Painting Maintenance Contract Renewal

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

33 **Minutes**

34 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
35 held on June 26, 2014. Following review, Maria Delvaux made a motion to approve
36 the Minutes as presented. Judith Fischer seconded the motion. The motion passed
37 unanimously.

Minutes

38

39 **Board Actions**

40 The Board of Directors reviewed an architectural application submitted by Campos/
41 Merchain, 4727 Larwin Avenue, for patio fence replacement. Following review and
42 discussion, the Board agreed by general consent to approve the application,
43 contingent upon the homeowner providing Management with specifications of
44 material, style, and color of the wood.

4727 Larwin
Avenue

45

46 The Board of Directors reviewed a memorandum submitted by Management
47 regarding irrigation matters. Following review and discussion, Judith Fischer
48 advised the Board that Bill Jacobs at Total Landscape Maintenance is adding
49 AquaSmart to the common area grass and will monitor progress.

Irrigation Matters

50

51 The Board of Directors reviewed Lien Authorization Consent Calendars for account
52 numbers A1740001471701 and A1740001461501. Following review and
53 discussion, the Board agreed by general consent to take no action as the accounts
54 are current.

Lien Authorization
Consent Calendars

55

56 The Board of Directors reviewed Bank Transaction Resolution for State Farm Bank
57 twelve (12) month CD with maturity date of August 12, 2014. Following review and
58 discussion, the Board agreed, by general consent to transfer the State Farm Bank CD
59 to a State Farm Bank Money Market account.

State Farm CD
Resolution

60

61 The Board of Directors reviewed the financial statement for the period ending June
62 30, 2014. Following review, Judith Fischer made a motion to approve the financial
63 statements as presented. Tamara Honegan seconded the motion. The motion
64 passed unanimously.

Financial
Statements

65

66 The Board of Directors reviewed a proposal submitted by HOA Technology to install
67 a pool access control system, at a cost of thirty-one thousand two hundred eighty-
68 nine dollars and eighty-eight cents (\$31,289.88). Following review and discussion,
69 the Board agreed, by general consent to deny the proposal as they decided not to
70 implement a pool access control system at this time.

HOA Technology
Proposal

71

72 The Board of Directors reviewed a proposal submitted by Dave Bang Associates,
73 Inc., for new playground swings, at a cost of nine hundred sixty-five dollars and four
74 cents (\$965.04). Following review and discussion, Maria Delvaux made a motion to
75 approve the proposal as submitted. Judith Fischer seconded the motion. The
76 motion passed unanimously.

Dave Bang
Associates, Inc.
Proposal

77
78 The Board of Directors reviewed a proposal submitted by Dave Bang Associates,
79 Inc., for playground border timber and wood fiber, at a cost of four thousand five
80 hundred eighty-eight dollars and fourteen cents (\$4,588.14). Following review and
81 discussion, the Board agreed by general consent to table until the August Meeting.
82 Management was directed to obtain a second proposal from another vendor for
83 material only.

Dave Bang
Associates, Inc.
Proposal

84
85 The Board of Directors reviewed a proposal submitted by Arenas Painting, Inc., to
86 replace the wood fence along Alley 13, at a cost of seven hundred twenty- five
87 dollars (\$725.00). Following review and discussion, Maria Delvaux made a motion
88 to approve the proposal as submitted. Tamara Honegan seconded the motion. The
89 motion passed unanimously.

Arenas Painting
Proposal

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91 The Board of Directors reviewed the draft 2015 Collection Policy Summary
92 Worksheet. Following review and discussion, the Board agreed by general consent
93 to approve the draft Collection Policy Summary Worksheet as presented.

Draft 2015
Collection Policy
Worksheet

94
95 The Board of Directors reviewed the draft 2015 Delinquency Policy Summary
96 Worksheet. Following review and discussion, the Board agreed by general consent
97 to approve the draft Delinquency Policy Summary Worksheet, contingent upon
98 revising the existing guidelines regarding payment plan minimum payment from
99 more than the current assessment rate to more than twenty-five percent (25%) of
100 assessment rate.

Draft 2015
Delinquency Policy
Worksheet

101
102 The Board of Directors reviewed request for reimbursement submitted by
103 Uchiyama, 4801 Larwin Avenue, for paid invoices to Cleveland Plumbing for tree
104 root removal in main sewer line, at a cost of two hundred fifty dollars (\$250.00).
105 Following review and discussion, Tamara Honegan made a motion to approve the
106 reimbursement of two hundred fifty dollars (\$250.00). Judith Fischer seconded the
107 motion. The motion passed unanimously.

4801 Larwin
Avenue

108
109 **Open Forum**

110 The following topics were discussed in Open Forum: cats roaming in common areas

Open Forum

111 without supervision, as well as, Coyote sightings and attacks.

112

113 **Adjournment**

114 There being no further business to come before the Board, the Board agreed by
115 general consent to adjourn the Meeting at 8:43 p.m.

116

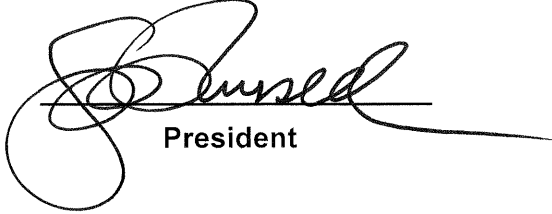
117 **Attest**

118

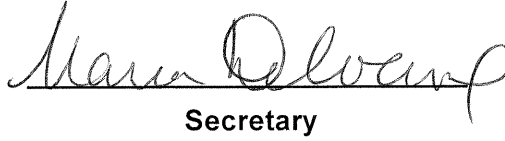
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President



Secretary

Adjournment