Cypress Home Owners Association Board of Directors Meeting Minutes June 25, 2015

1	Upon due notice, given and received, the Cypress Home Owners Association Board of	
2	Directors held their regularly scheduled Board of Directors Meeting on Thursday, June	
3	25, 2015, Clubhouse #2, Cypress, California. John Russell, President, called the	
4	meeting to order at 6:53 p.m. with a quorum of Directors present.	
5		
6	Directors Present	5
7	John Russell, President	
8	Tamara Honegan, Vice President	
9	Judith Fischer, Treasurer	
10	Maria Delvaux, Secretary	
11		
12	Directors Absent	
13	None	
14		
15	Also Attending	
16	Dianna Campellone, Accell Property Management, Inc.	
17		
18	Executive Session Meeting Topics	
19	In accordance with California Civil Code Section 4935(e), the Board notes that the	Executive Session
20	following topics were discussed during an Executive Session Meeting held on June	Meeting Topics
21	25, 2015:	
22		
23	1. Approval of the Executive Session Minutes from May 28, 2015	
24	2. Approval of Homeowner Request for Non Compliance Extension	
25	3. Approval of Late Fee Waiver	
26	4. Cane, Walker and Harkins, LLP Correspondence	
27	5. The Judge Law Firm Correspondence	
28		
29	The foregoing Resolution is executed pursuant to the general consent of the Board of	
30	Directors.	

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting Minutes 33 held on May 28, 2015. Following review and discussion, the Board agreed, by general consent to approve the Minutes as presented. 36 Board Actions 4711 Larwin 37 The Board of Directors reviewed a proposal submitted by several vendors for wood 4711 Larwin 38 Board Actions 4711 Larwin Avenue. Following review and discussion, the 39 Board agreed, by general consent to table the proposals until further direction. Avenue 40 Management was advised to contact Arenas Painting and request the wood siding be replaced at no cost as the quality of the existing wood siding is substandard. Restroom 41 The Board of Directors reviewed proposals for restroom remodel/repair submitted Restroom Restroom 42 The Board of Directors reviewed proposals for restroom remodel/repair submitted Proposals Restroom 43 The Board of Directors reviewed proposals for restroom remodel/repair submitted Restroom Remodel/Repair 44 by CPR Construction, MCC Restoration and Construction at a cost of fitty five thousand rine hundred eighty-five dollars (S55,985,00) with the following Proposals 45 the August Board meeting. Madress Sign replacement submitt			
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64 east of seven hundred twenty dellars (\$720.00) for 4643 Lanvin Avenue and nine	63	Russell made a motion to approve the proposal submitted by CPR Construction at a	
cost of seven hundred twenty donars (\$720.00) for 4043 Lawin Avenue and time	64	cost of seven hundred twenty dollars (\$720.00) for 4643 Larwin Avenue and nine	
65 hundred forty-five dollars (\$945.00) for 4645 Larwin Avenue for a total cost of one			
66 thousand six hundred sixty-five dollars (\$1,665.00). Judith Fischer seconded the			
67 motion. The motion passed unanimously.			
68			

69	The Board of Directors reviewed a proposal for local termite treatment and wood	4795 Larwin
70	repair at 4795 Larwin Avenue submitted by Newport Exterminating at a cost of two	Avenue
71	hundred ninety-five dollars (\$295.00) for local termite treatment and ninety-five	
72	dollars (\$95.00) for wood repair at a total cost of three hundred ninety-dollars	
73	(\$390.00). Following review and discussion, John Russell made a motion to	
74	approve the proposal as presented. Judith Fischer seconded the motion. The	
75	motion passed unanimously.	
76		
77	The Board of Directors reviewed a proposal for painting 4511-4535 Larwin Avenue	Arenas Painting
78	submitted by Arenas Painting at a cost of five thousand nine hundred fifty dollars	Proposal
79	(\$5,950.00). Following review and discussion, the Board agreed, by general	
80	consent to table until further direction.	
81		
82	The Board of Directors reviewed an insurance renewal submitted by Prendiville	Insurance
83	Insurance Agency for Farmers Insurance at a cost of forty-nine thousand twenty-six	Renewal
84	dollars (\$49,026.00) total annual premium and Workers' Compensation Insurance	
85	renewal at a cost of five hundred seventeen dollars (\$517.00) for a total amount of	
86	forty nine thousand five hundred forty-three dollars (\$49,543.00). Following review	
87	and discussion, the Board agreed, by general consent to approve the insurance	
88	renewal as presented.	
89		
90	The Board of Directors reviewed Lien Authorization Consent Calendar for Account	Consent Calendar
91	number 14767-01 and 14710-01. Following review and discussion, the Board	
92	agreed, by general consent to approve the pre-liens if the homeowners do not	
93	respond to the Treasurer's letter by July 7, 2015.	
94		
95	The Board of Directors reviewed a Bank Transaction Resolution submitted by	Resolution
96	Management. No action was taken.	
97		
98	The Board of Directors reviewed correspondence submitted by MCC Construction	MCC Construction
99	and Restoration Services, Inc., regarding the progress of the wrought iron fence for	Correspondence
100	pool area #2. No action was required.	
101		
102	The Board of Directors reviewed correspondence submitted by Krueger, 4582	4582 Larwin
103	Larwin Avenue regarding the removal of bees in the exterior dryer vent and the	Avenue
104	installation of a dryer vent screen. Following review and discussion, Judith Fischer	
105	made a motion to approve a reimbursement in the amount of one hundred fifty	
106	dollars (\$150.00) for the bee removal. Maria Delvaux seconded the motion. The	

107	motion passed unanimously. Management was directed to advise the homeowner	
108	that the installation of a dryer vent screen is homeowner responsibility.	
109		
110	The Board of Directors reviewed correspondence submitted by Light, 4776 Larwin	4776 Larwin
111	Avenue regarding vinyl fence installation. Following review and discussion, the	Avenue
112	Board agreed, by general consent to deny the request for vinyl fence installation in	
113	the community.	
114		
115	The Board of Directors reviewed the financial statement for the period ending	Financials
116	May 31, 2015. Following review and discussion, Judith Fischer made a motion to	
117	accept the financial statements subject to audit. John Russell seconded the motion.	
118	The motion passed unanimously.	
119		
120	Open Forum	
121	There were no topics discussed in Open Forum.	Open Forum
122		
123	Adjournment	
124	There being no further business to come before the Board of Directors, the Board	Adjournment
125	agreed by general consent to adjourn the Meeting at 9:16 p.m.	
126		
127	Attest	Attest
128	\sim	
129	A male lia Dana	
130	Super Marinelvanp	
131	President Secretary	