

**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**

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
20 following topics were discussed during an Executive Session Meeting held on June
21 25, 2015:

Executive Session
Meeting Topics

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.

31 **Minutes**

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
33 held on May 28, 2015. Following review and discussion, the Board agreed, by general
34 consent to approve the Minutes as presented.

Minutes

36 **Board Actions**

37 The Board of Directors reviewed a proposal submitted by several vendors for wood
38 siding replacement at 4711 Larwin Avenue. Following review and discussion, the
39 Board agreed, by general consent to table the proposals until further direction.
40 Management was advised to contact Arenas Painting and request the wood siding
41 be replaced at no cost as the quality of the existing wood siding is substandard.

4711 Larwin
Avenue

43 The Board of Directors reviewed proposals for restroom remodel/repair submitted
44 by CPR Construction, MCC Restoration and Construction and SoCal Builders
45 Services. Following review and discussion, Tamara Honegan made a motion to
46 approve the proposal submitted by MCC Restoration and Construction at a cost of
47 fifty five thousand nine hundred eighty-five dollars (\$55,985.00) with the following
48 revisions: omit six (6) new exhaust fans, six (6) new soap dispensers, two (2) new
49 partitions for each toilet in pool area #3 and add six (6) new entry doors with vents.
50 John Russell seconded the motion. The motion passed unanimously. MCC
51 Restoration and Construction to submit a revised proposal for the Board to review at
52 the August Board meeting.

Restroom
Remodel/Repair
Proposals

54 The Board of Directors reviewed proposals for address sign replacement submitted
55 by All American Sign Company, Inc. and Olpin Group. Following review and
56 discussion, John Russell made a motion to approve the proposal submitted by Olpin
57 Group at a cost of nine thousand six hundred thirty-six dollars and sixty-four cents
58 (\$9,636.64). Tamara Honegan seconded the motion. Maria Delvaux abstained
59 from vote. The motion passed by majority vote.

Address Sign
Proposals

61 The Board of Directors reviewed a proposal for concrete slab installation at 4643-
62 4645 Larwin submitted by several vendors. Following review and discussion, John
63 Russell made a motion to approve the proposal submitted by CPR Construction at a
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.

Concrete Slab
Proposals

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

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
111 Avenue regarding vinyl fence installation. Following review and discussion, the
112 Board agreed, by general consent to deny the request for vinyl fence installation in
113 the community.

4776 Larwin
Avenue

114

115 The Board of Directors reviewed the financial statement for the period ending
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.

Financials

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
125 agreed by general consent to adjourn the Meeting at 9:16 p.m.

Adjournment

126

127 **Attest**

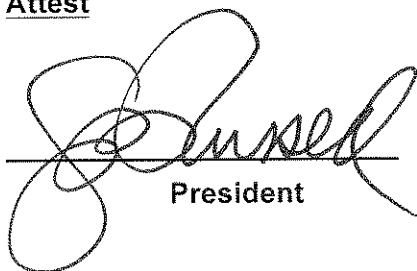
Attest

128

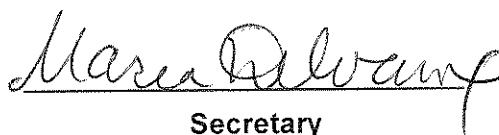
129

130

131



President



Secretary