

**Cypress Home Owners Association
Board of Directors Meeting Minutes
March 26, 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,
3 March 26, 2015, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:19 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Tamara Honegan, Vice President (departed 8:36 p.m.)
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 Three (3) Homeowners

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 March
22 26, 2015:

- 23
- 24 1. Approval of the Executive Session Minutes from February 26, 2015
- 25 2. Payment Plan submitted by Account Number A1740001455701
- 26 3. Cane, Walker and Harkins, LLP Correspondence
- 27 4. The Judge Law Firm Correspondence
- 28 5. Statement of Account Preliminary to Levying of Lien

29
30 The foregoing Resolution is executed pursuant to the general consent of the Board of
31 Directors.

Executive Session
Meeting Topics

32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
34 held on February 26, 2015. Following review and discussion, the Board agreed, by
35 general consent to approve the Minutes as presented.

Minutes

36
37 The Board of Directors reviewed the Minutes from the No Quorum Annual Membership
38 Meeting held on February 26, 2015. Following review and discussion, the Board
39 agreed, by general consent to approve the Minutes as presented.

40

41 **Board Actions**

42 The Board of Directors reviewed an Architectural Application submitted by Saacke,
43 4645 Larwin Avenue for concrete patio and shrubs installation in the common area in
44 front of the unit. Following review and discussion, Tamara Honegan made a motion to
45 deny the Architectural Application. John Russell seconded the motion. The motion
46 passed unanimously.

4645 Larwin
Avenue

47

48 The Board of Directors reviewed an Architectural Application submitted by Balsamo,
49 4797 Larwin Avenue for sliding door, entry door and window replacement. Following
50 Following review and discussion, Judith Fischer made a motion to approve the
51 Architectural Application as submitted. Maria Delvaux seconded the motion. The
52 motion passed unanimously.

4797 Larwin
Avenue

53

54 The Board of Directors reviewed a proposal for modified asphalt heat applied roof
55 system repair at 4778 Larwin Avenue submitted by Antis Roofing and Waterproofing
56 in the amount of one thousand four hundred fifty-three dollars (\$1,453.00). Following
57 review and discussion, John Russell made a motion to approve the proposal. Maria
58 Delvaux seconded the motion. The motion passed unanimously.

Antis Roofing &
Waterproofing

59

60 The Board of Directors reviewed a proposal for concrete replacement at various
61 locations throughout the community submitted by Pacific Rim Architectural Services,
62 Inc., in the amount of three thousand eight hundred dollars (\$3,800.00). Following
63 review and discussion, John Russell made a motion to approve the proposal as
64 submitted. Judith Fischer seconded the motion. The motion passed unanimously.

Pacific Rim
Architectural
Services, Inc.

65

66 The Board of Directors reviewed a proposal for address sign and pool bench
67 replacement submitted by Olpin Group, Inc., in the amount of fourteen thousand two
68 hundred seventy-two dollars and thirty-two cents (\$14,272.32). Following review and

Olpin Group, Inc.

69 discussion, the Board agreed, by general consent to table the proposal until further
70 notice.
71
72 The Board of Directors reviewed correspondence regarding the estimated cost for
73 Management to retype the CC&Rs and By-Laws. Maria Delvaux offered to retype the
74 CC&Rs and By-Laws for the association. Following review and discussion, the Board
75 agreed, by general consent to appoint Maria Delvaux for the retyping of the Governing
76 Documents.
77
78 The Board of Directors reviewed proposals for wrought iron fence repair and repainting
79 at pool area #2 submitted by CPR Construction and Fenceworks, Inc. Following
80 review and discussion, the Board agreed, by general consent to table to the April
81 Meeting.
82
83 The Board of Directors reviewed proposals for concrete wall repair submitted by CPR
84 Construction and Pacific Rim Architectural Services, Inc. Following review and
85 discussion, the Board agreed, by general consent to approve the proposal from CPR
86 Construction, in the amount of three thousand sixty-four dollars (\$3,064.00).
87
88 The Board of Directors reviewed a proposal for preventive maintenance at pool area
89 #1 submitted by Aquatic Balance, Inc., in the amount of four hundred ninety-six dollars
90 and seventy-cents (\$496.70). Following review and discussion, the Board agreed, by
91 general consent to approve the proposal as submitted.
92
93 The Board of Directors reviewed a proposal for preventive maintenance at pool area
94 #2 submitted by Aquatic Balance, Inc., in the amount of four hundred ninety-six dollars
95 and seventy cents (\$496.70). Following review and discussion, the Board agreed, by
96 general consent to approve the proposal as submitted.
97
98 The Board of Directors reviewed a proposal for preventive maintenance at pool area
99 #3 submitted by Aquatic Balance, Inc., in the amount of one hundred thirty-five dollars
100 and eighty-five cents (\$135.85). Following review and discussion, the Board agreed,
101 by general consent to approve the proposal as submitted.
102
103 The Board of Directors reviewed a proposal for wood fence staining submitted by
104 Aymco Construction, Inc., in the amount of two thousand one hundred sixty dollars and
105 fifteen cents (\$2,160.15). Following review and discussion, the Board agreed, by
106 general consent to table the proposal until revisions to the wood fence are completed.

Retype Governing
Documents

Wrought Iron
Fence Proposals

Concrete Wall
Proposals

Aquatic Balance
Proposal

Aymco
Construction
Proposal

107	The Board of Directors reviewed Lien Authorization Consent Calendar for account	Lien
108	number A1740001471001. Following review and discussion, <u>the Board agreed, by</u>	Authorization
109	<u>general consent to approve a pre-lien if the homeowner does not respond to the</u>	Consent Calendar
110	<u>Treasurer's letter by April 10, 2015.</u>	
111		
112	The Board of Directors reviewed an Annual Insurance Review Board Resolution	Insurance Review
113	submitted by Management. Following review and discussion, <u>Judith Fischer made a</u>	Resolution
114	<u>motion to remain with the current insurance agent/carrier. Tamara Honegan seconded</u>	
115	<u>the motion. The motion passed unanimously.</u>	
116		
117	The Board of Directors reviewed a Draft Audit submitted by VanDerPol and Company.	Draft Audit
118	Following review and discussion, <u>the Board agreed, by general consent to table to the</u>	
119	<u>April Meeting.</u>	
120		
121	The Board of Directors reviewed correspondence regarding Money Market balance	Morgan Stanley
122	notice submitted by Jeffrey Russell, Morgan Stanley Wealth Management. Following	
123	review and discussion, <u>Judith Fischer made a motion to approve investing one</u>	
124	<u>hundred twenty-five thousand dollars (\$125,000.00) from the Money Market into a one</u>	
125	<u>(1) year CD. Maria Delvaux seconded the motion. The motion passed unanimously.</u>	
126		
127	The Board of Directors reviewed a Memorandum submitted by Management for the	CLAC
128	"Buck-A-Door" campaign. Following review and discussion, <u>the pledge died due to</u>	
129	<u>lack of motion.</u>	
130		
131	The Board of Directors reviewed the financial statement for the period ending	Financial
132	February 28, 2015. Following review and discussion, <u>Judith Fischer made a motion to</u>	
133	<u>accept the financial statements subject to audit. Maria Delvaux seconded the motion.</u>	
134	<u>The motion passed unanimously.</u>	
135		
136	The Board of Directors reviewed plumbing reimbursement request submitted by Light,	4776 Larwin
137	4776 Larwin Avenue. Following review and discussion, <u>Judith Fischer made a motion</u>	Avenue
138	<u>to approve reimbursement in the amount of one hundred sixty dollars (\$160.00). John</u>	
139	<u>Russell seconded the motion. The motion passed unanimously.</u>	
140		
141	<u>Open Forum</u>	
142	There were no items discussed during Open Forum.	Open Forum

143 **Adjournment**

144 There being no further business to come before the Board of Directors, the Board
145 agreed by general consent to adjourn the Meeting at 8:45 p.m.

146

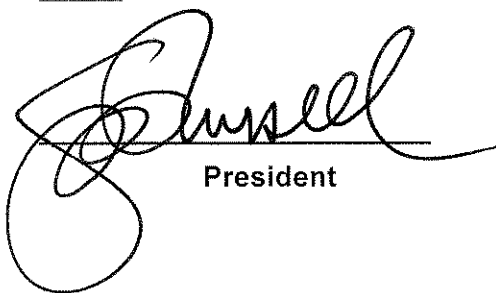
147 **Attest**

148

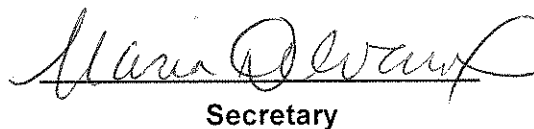
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President



Secretary

Adjournment

Attest