

**Cypress Home Owners Association
Board of Directors Meeting Minutes
November 8, 2009**

Upon due notice, given and received, the Cypress Home Owners Association Board of Directors held a special Board of Directors Meeting on Sunday, November 8, 2009 at Clubhouse #1, Cypress, California for the sole purpose of completing a budget for FY2010. President Donald Moreau called the meeting to order at 3:13 pm with all Directors present.

Directors Present

Donald Moreau, President
Katie Bryson, Vice President
Brenan Cheung, Treasurer
Betsy-Ann Toffler, Secretary
Judith Fischer, Director at Large

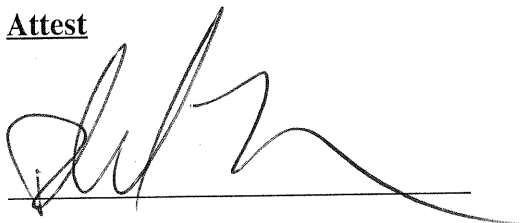
Board Actions

The Board of Directors reviewed the Reserve Study and the tentative 2010 Budget as presented at the October 22, 2009 CHOA Board Meeting. After a presentation by Treasurer Brenan Cheung and a line-item by line-item analysis and evaluation of the tentative budget, the Board completed a budget for FY2010 without any increase in the homeowners monthly assessment. A motion was made by Judith Fischer and seconded by Katie Bryson to approve the budget as completed. The motion carried unanimously.

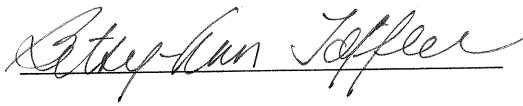
Adjournment

There being no further business to come before the Board, the general consent of the Board of Directors was to adjourn the meeting at 5:55pm.

Attest



President



Secretary