

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
February 24, 2011**

1 Upon due notice, given and received, the Cypress Home Owners Association  
2 Board of Directors held their regularly scheduled Board of Directors Meeting  
3 on February 24, 2011, at Clubhouse #2, Cypress, California. The President of  
4 the Board of Directors, Betsy-Ann Toffler, called the meeting to order at 7:15  
5 p.m. with a quorum of Directors present.  
6

7 **Directors Present**

8 Betsy-Ann Toffler, President  
9 Judith Fischer, Secretary  
10 Brenan Cheung, Treasurer  
11 Jean Redfearn, Vice President  
12

13 **Directors Absent**

14 None  
15

16 **Also Attending**

17 Yamy Criblez, Accell Property Management, Inc.  
18 Dean Ceschini, CCS  
19 Five (5) Homeowners  
20

21 **Executive Session Meeting Topics**

22 In accordance with California Civil Code Section 1363.05, the Board notes that  
23 the following topics were discussed during an Executive Session Meeting held  
24 on February 24, 2011  
25

Executive Session

- 26 1. Approval of the Executive Session Minutes from January 27, 2011
- 27 2. Statements of Account Preliminary to Levying of Liens
- 28 3. Homeowners' Request for Payment Plan
- 29 4. Homeowner's Request for Late/Collection Fee Waiver
- 30 5. Correspondence from Cane, Walker and Harkins, LLP
- 31 6. Correspondence from The Judge Law Firm
- 32 7. Case History Summary Report submitted by The Judge Law Firm

33 The foregoing Resolution is executed pursuant to the general consent of the  
34 Board of Directors.

35

### 36 **Minutes**

37 The Board of Directors reviewed the Minutes from the January 27, 2011  
38 Board of Directors Meeting. Following review, a motion was made by Judith  
39 Fischer and seconded by Betsy-Ann Toffler to approve the minutes as  
40 presented. The motion carried unanimously.

Minutes

41

### 42 **Committee Reports**

43 There were no committee reports at this time.

44

### 45 **Financials**

46 The Board of Directors reviewed the financial statements for the periods  
47 ending January 31, 2011. Following review and discussion, a motion was  
48 made by Brenan Cheung and seconded by Jean Redfearn to approve the  
49 financial statements as presented. The motion carried unanimously.

Financials

50

51 The Board of Directors also agreed, by general consent, to transfer one  
52 hundred thousand dollars (\$100,000) from City National Bank into a Money  
53 Market Account at State Farm.

54

### 55 **Board Actions**

56 The Board of Directors reviewed the Lien Authorization Consent Calendar.  
57 Following review, it was the general consent of the Board of Directors to  
58 proceed with the Lien for account numbers 1469501 and 1477201.

Lien

Authorization

Consent Calendar

59

60 The Board of Directors reviewed a Resolution to Approve Duties,  
61 Responsibilities and Authorities of the Association President. Following  
62 review, it was the general consent of the Board to table this matter to the  
63 next Board Meeting.

Resolution

64

65 The Board of Directors reviewed a Satellite Dish Inspection Report submitted  
66 by Management. Following review and discussion, it was the general consent  
67 of the Board of Directors to table actions against homeowners in violation until  
68 further notice.

Satellite Dish

Roof Repairs

69 The Board of Directors reviewed a Key Fee Waiver Request submitted by the  
70 homeowner of 4580 Larwin. Following review and discussion, a motion was  
71 made by Betsy-Ann Toffler and seconded by Jean Redfearn to deny the  
72 homeowner's request. The motion carried unanimously.

Key Fee  
Waiver Request

74 The Board of Directors reviewed a proposal submitted by Arenas Painting  
75 for repairs and modifications of two trash enclosure fences (units 4633 and  
76 4617 Larwin). Following review and discussion, it was the general consent of  
77 the Board of Directors to approve the proposal at a cost of one thousand fifty  
78 dollars (\$1,050.00).

Trash Enclosures

80 The Board of Directors reviewed a proposal submitted by Antis Roofing and  
81 and Waterproofing for work at 4586 Larwin Avenue in the amount of nine  
82 hundred and fifty-five dollars (\$955.00). Following review and discussion, a  
83 motion was made by Betsy-Ann Toffler and seconded by Jean Redfearn to  
84 deny the homeowner's request. The motion carried unanimously.

Antis Roofing and  
Waterproofing

86 **Homeowner Open Forum**

87 The following items were discussed during open forum: satellite dishes,  
88 wind chimes and noise complaints.

Open Forum

90 **New Business**

91 The Board of Directors reviewed a proposal submitted by Proserve Plumbing  
92 for the removal of tree roots and repair from the sewer line leading to  
93 homeowner's property, 4718 Larwin Avenue. Following review and discussion,  
94 it was the general consent of the Board of Directors that the need for  
95 immediate action exists because A.) there is a need to take immediate action  
96 and B.) the need came to the attention of the Board after the Agenda was  
97 posted. A motion was made by Betsy-Ann Toffler and seconded by Jean  
98 Redfearn to approve the proposal in the amount of two thousand three  
99 hundred seventy five dollars (\$2,375.00). Brenan Cheung opposed. The  
100 motion carried 4-1.

Plumbing  
Repairs

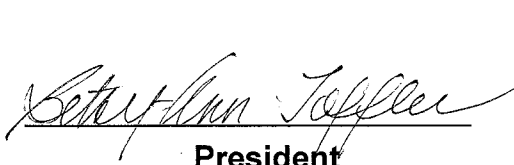
102 **Adjournment**

103 There being no further business to come before the Board, it was the general  
104 consent of the Board of Directors to adjourn the meeting at 8:55 p.m.

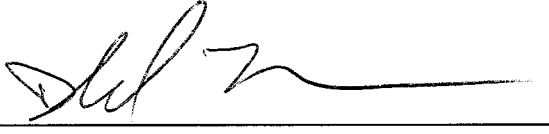
Adjournment

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110

**Attest**

  
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**President**

  
\_\_\_\_\_

**Secretary**