

**Cypress Home Owners Association
Board of Directors Meeting Minutes
April 22, 2010**

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 April 22, 2010, at Clubhouse #2, Cypress, California. The President of the
4 Board of Directors, Betsy-Ann Toffler, called the meeting to order at 7:06 p.m.
5 with a quorum of Directors present.

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7 **Directors Present**

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

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14 **Directors Absent**

15 None

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17 **Also Attending**

18 Yamy Criblez, Accell Property Management, Inc.
19 Four (4) Homeowners present

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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 April 22, 2010.

Executive Session

25

- 26 1. Approval of the Executive Session Minutes from March 25, 2010
- 27 2. Show Cause Hearings
- 28 3. Statements of Account Preliminary to Levying of Liens
29 for account numbers 114711 and 114629.
- 30 4. Homeowners Request for Waiver of Late Fee
- 31 5. Correspondence from Cane, Walker & Harkins, LLP.
- 32 6. Case History Summary Report submitted by Cane, Walker & Harkins
33 LLP.
- 34 7. Case History Summary Report submitted by The Judge Law Firm

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26	<u>Minutes</u>	Minutes
37	The Board of Directors reviewed the Minutes from the March 25, 2010 Board of Directors Meeting. Following review, <u>a motion was made by Katie Bryson and seconded by Jean Redfearn to approve the minutes as amended. The motion passed unanimously.</u>	
41		
42	<u>Financials</u>	Audit Draft
43	The Board of Directors reviewed the Draft Audit submitted by Schonwit & Company. Following discussion, <u>it was the general consent of the Board of Directors to table this matter to the next meeting.</u>	
46		
47	The Board of Directors reviewed the financial statements for the periods ending February 28, 2010 and March 31, 2010 . Following discussion, <u>a motion was made by Katie Bryson and seconded by Betsy-Ann Toffler to approve the financial statements. The motion passed unanimously.</u>	Financials
51		
52	<u>Board Actions</u>	
53	The Board of Directors reviewed the Lien Authorization Consent Calendar. Following review, <u>a motion was made by Brenan Cheung and seconded by Judith Fischer to approve the Consent Calendar for account# 114711 and 114629. The motion passed unanimously.</u>	Consent Calendar
57		
58	The Board of Directors reviewed a Resolution regarding Management approving homeowners' requests for waiver of one (1) late fee per year. Following review and discussion, <u>a motion was made by Katie Bryson and seconded by Betsy-Ann Toffler to approve the Resolution as presented. The motion passed unanimously.</u>	Resolutions
63		
64	The Board of Directors reviewed a Resolution regarding the replacement of house numbers on buildings. Following review and discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Katie Bryson to approve the Resolution as presented. The motion passed unanimously.</u>	
68		
69	The Board of Directors reviewed a proposal submitted by Proserv Plumbing and Drain, Inc., for the removal of additional tree roots in the sewer line at unit 4793 Larwin. Following review and discussion, <u>a motion was made by Betsy-Ann Toffler and seconded by Judith Fischer to table this matter to the</u>	Plumbing Proposal

73 Board meeting in September, as according to the vendor, this is a non-urgent
74 matter. The motion passed unanimously.

75
76 The Board of Directors reviewed a price sheet submitted by Seabreeze Pool
77 and Patio Furniture. Following review, it was the general consent of the
78 Board of Directors to table this matter to the next meeting, as the Board
79 would like to review pictures prior to making a decision.

Pool
Furniture

80
81 **Architectural Matters**

82 The Board of Directors reviewed an architectural application submitted by
83 the Homeowner of 4755 Larwin for the replacement of the patio cover.
84 Following review, a motion was made by Betsy-Ann Toffler and seconded by
85 Katie Bryson to approve the application as presented. The motion passed
86 unanimously.

4755 Larwin

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88 **Homeowner Open Forum**

89 The following item was discussed during Open Forum: house number sign on
90 at 4804 Larwin.

Open Forum

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92 **Adjournment**

93 There being no further business to come before the Board, it was the general
94 consent of the Board of Directors to adjourn the meeting at 8:31 p.m.

Adjournment

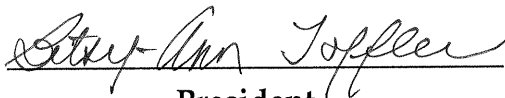
95
96 **Attest**

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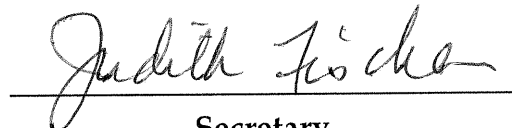
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President



Secretary

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