

**Cypress Home Owners Association
Board of Directors Meeting Minutes
September 22, 2011**

1 Upon due notice, given and received, the Cypress Home Owners Association Board
2 of Directors held their regularly scheduled Board of Directors Meeting on September
3 22, 2011, at Clubhouse #2, Cypress, California. The President of the Board of
4 Directors, Betsy-Ann Toffler, called the meeting to order at 7:06 p.m. with a quorum of
5 Directors present.

6
7 **Directors Present**

8 Betsy-Ann Toffler, President
9 John Russell, Vice President
10 Judith Fischer, Treasurer
11 Donald Moreau, Secretary

12
13 **Directors Absent**

14 Vacant, Member at Large

15
16 **Also Attending**

17 Jason G. Carter, CCAM, Accell Property Management, Inc.
18 Three (3) Homeowners present

19
20 **Executive Session Meeting Topics**

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

Executive Session

- 24
- 25 1. Approval of the Executive Session Minutes from August 25, 2011
 - 26 2. Membership Discipline
 - 27 3. Collection Status Report submitted by The Judge Law Firm
 - 28 4. Delinquent Accounts

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

32
33 **Minutes**

34 The Board of Directors reviewed the Minutes from the August 25, 2011 Board of

Minutes

35 Directors Meeting. Following review and discussion, a motion was made by Don
36 Moreau and seconded by John Russell to approve the Minutes as presented. The
37 motion passed unanimously.

38
39 The Board of Directors reviewed the Minutes from the June 23, 2011 No Quorum By-
40 Law Amendment Meeting. Following review and discussion, a motion was made by
41 Don Moreau and seconded by John Russell to approve the Minutes as presented.
42 The motion passed unanimously.

43
44 The Board of Directors reviewed the Minutes from the August 25, 2011 No Quorum
45 By-Law Amendment Meeting. Following review and discussion, a motion was made
46 by Don Moreau and seconded by John Russell to approve the Minutes as presented.
47 The motion passed unanimously.

48
49 **Board Actions**

50 The Board of Directors reviewed an architectural application submitted by the
51 homeowner of 4753 Larwin Avenue for the replacement of their front door.
52 Following review and discussion, a motion was made by Betsy-Ann Toffler and
53 seconded by Judith Fischer to approve the application as submitted. The motion
54 passed unanimously.

Architectural
Applications

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56 The Board of Directors reviewed an architectural application submitted by the
57 homeowner of 4676 Larwin Avenue to mount their satellite dish on the roof utilizing a
58 non-penetrating mounting system. Following review and discussion, a motion was
59 made by Judith Fischer and seconded by Betsy-Ann Toffler to approve the
60 application as submitted. The motion passed. Don Moreau abstained.

61
62 The Board of Directors reviewed a proposal submitted by Sheeler Brothers, Inc., to
63 grind down trip hazards on the concrete walkways community wide. Following
64 review and discussion, a motion was made by Don Moreau and seconded by John
65 Russell to approve the proposal as submitted at a cost not to exceed one thousand
66 six hundred seventy five dollars (\$1,675.00). The motion passed unanimously.

Concrete Work

67
68 The Board of Directors reviewed the proposed changes to the Community Rules &
69 Regulations recently mailed to the community for a thirty (30) day comment & review
70 period. Following review and discussion, a motion was made by Betsy-Ann Toffler
71 and seconded by Don Moreau to adopt the Community Rules & Regulations as
72 written. The motion passed unanimously.

Rules & Regulation

73 The Board of Directors reviewed a proposal submitted by Arenas Painting for the
74 staining of newly installed shingles community wide. Following review and
75 discussion, a motion was made by Betsy-Ann Toffler and seconded by Don Moreau
76 to approve the proposal as submitted at a cost not to exceed three thousand five
77 hundred dollars (\$3,500.00). The motion passed unanimously.

Shingle Staining

79 The Board of Directors reviewed a proposal submitted by Antis Roofing to perform
80 wood shingle staining on the replacement shakes on the ten (10) buildings recently
81 repaired. Following review and discussion, it was the general consent of the Board
82 to table action until Antis can provide a sample of how the shake will look once
83 stained.

Shingle Staining

84
85 **Financials**

86 The Board of Directors reviewed the financial statements for the period ending
87 August 31, 2011. Following review and discussion, a motion was made by Judith
88 Fischer and seconded by Don Moreau to approve the financial statements as
89 presented. The motion passed unanimously.

Financials

91 The Board of Directors reviewed three (3) competitive proposals from qualified
92 vendors to perform the 2011 fiscal year end audit and tax services. Following review
93 and discussion, a motion was made by Judith Fischer and seconded by John Russell
94 to table action until it can be determined if Schonwit & Company will match the
95 pricing of the lowest proposal submitted. The motion passed unanimously.

Audit & Tax
Preparation

96
97 **Homeowner Open Forum**

98 The following item were discussed during Open Forum: neighborhood disturbances.

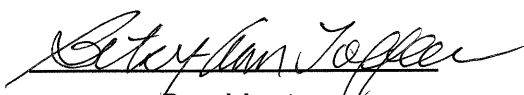
Open Forum


99
100 **Adjournment**

101 There being no further business to come before the Board, it was the general consent
102 of the Board of Directors to adjourn the meeting at 8:00 p.m.

Adjournment

103
104 **Attest**

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109 **President**

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109 **Secretary**