**Cypress Home Owners Association**
**Annual Membership Meeting Minutes**
**February 6, 2014**

1   Upon due notice, given and received, the Cypress Home Owners Association held
2   its Annual Membership Meeting on Thursday, February 6, 2014.  The Meeting was
3   held at Clubhouse #2, Cypress, CA, 90630.  The Meeting was called to order at
4   8:03 p.m. with a quorum of Members present.
5
6   **Directors Present:**
7   John Russell, President
8   Tamara Honegan, Vice President
9   Judith Fischer, Treasurer
10  Carl Kroll, Secretary
11
12  **Directors Absent:**
13  Diane Woodman, Director at Large
14
15  **Also Attending:**
16  Dianna Campellone, Accell Property Management, Inc.
17  David Cane, Inspector of Election
18  Robert Kaplinsky, Inspector of Election
19  Carl Kroll, Inspector of Election
20  Seven (7) Homeowners
21
22  **Purpose of the Meeting**
23  The Chair announced that the purpose of the meeting was to elect five (5)
24  candidates to the Board of Directors for a one (1) year term.
25
26  **Inspector of Election**
27  David Cane, Robert Kaplinsky and Carl Kroll were introduced as the Inspectors of
28  Election duly appointed by the Board.
29
30  **Announcement of Quorum**
31  David Cane announced that a quorum had been obtained with one hundred forty-
32  three (143) sealed ballots received.
33

34 **Proof of Notice of Meeting**

35 Management submitted an affidavit of mailing as proof that Notice of the Meeting

36 was mailed to the Membership.

37

38 **Reading of the Minutes of the Preceding Meeting**

39 David Cane addressed the Membership and requested a motion to read or waive

40 the reading of the minutes of the previous annual election meeting. A motion was

41 made and seconded to waive the reading of the Minutes. The motion carried

42 without opposition.

43

44 **Reports of Committees**

45 There were no Committee Reports.

46

47 **Election of Directors**

48 The declared candidates were introduced to those in attendance.

49

50 **Nomination of Candidates from the Floor**

51 At this time the Chair opened the floor to nominations of candidates. There being

52 no nominations of candidates from the floor, a motion was made and duly

53 seconded to close nominations. The motion carried without opposition.

54

55 **Presentations by the Candidates**

56 The candidates present declined their invitation to make a presentation at this time.

57

58 **Voting Procedures**

59 Management explained the voting procedures involving cumulative voting.

60 Homeowners may cast their votes all for one (1) candidate or cast up to five (5)

61 votes for each candidate. No fractional voting is permitted.

62

63 **Balloting**

64 The Membership was asked to cast their ballots and deposit them, in the official

65 sealed envelopes, with the Inspector of Election.

66 Following casting and collection of the ballots, a motion was made and duly

67 seconded to close the balloting. The motion passed without opposition.

68

69  **Unfinished Business**

70  There was no unfinished business.

71

72  **New Business**

73  There was no new business.

74

75  **Election Results**

76  Following the tabulation of the votes, the Inspector of Election presented the results

77  of the balloting to the Chair.   The following vote was announced to the

78  Membership:

79

80  Election of Board Members:

81  Maria Delvaux received 182 votes

82  Judith Fischer (Incumbent) received 182 votes

83  Tamara Honegan (Incumbent) received 128 votes

84  John Russell (Incumbent) received 174 votes

85

86  IRS Revenue Ruling 70-604, 75-370 and 75-371:

87  121 Votes For

88  15 Votes Against

89  7 Vote Abstaining

90

91  David Cane, Inspector of Election, announce that Maria Delvaux, Judith Fischer,

92  Tamara Honegan and John Russell received the highest number of votes and were

93  duly elected to the Board.

94

95  The proposal for the IRS Revenue Ruling 70-604, 75-370 and 75-371 passed by

96  majority vote.

97

98  **Adjournment**

99  There being no further business to come before the Membership, a motion was

100  made and duly seconded to adjourn the Annual Membership Meeting at 8:45 p.m.

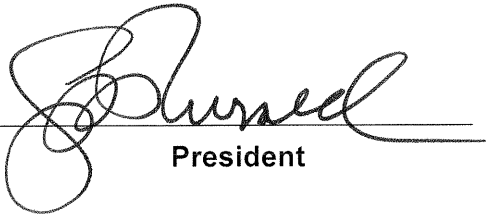101  The motion passed without opposition.
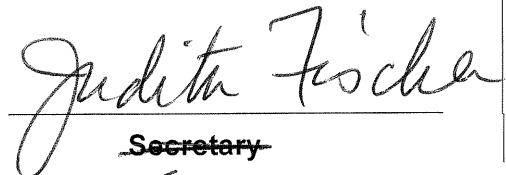
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103  **Attest**
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105
106
107  _____      _Judith Fischer_
108  **President**           ~~Secretary~~

                                                _Treasurer_