

**Cypress Home Owners Association
Board of Directors Meeting Minutes
December 4, 2014**

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 Thursday,
3 December 4, 2014, Clubhouse #2, Cypress, California. John Russell, President,
4 called the meeting to order at 7:11 p.m. with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President

8 Tamara Honegan, Vice President (departed at 8:20 p.m.)

9 Judith Fischer, Treasurer

10 Maria Delvaux, Secretary

11
12 **Directors Absent**

13 None

14
15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.

17 Bill Jacob, Total Landscape Maintenance

18 Two (2) Homeowners

19
20 **Executive Session Meeting Topics**

21 In accordance with California Civil Code Section 4935(e), the Board notes that the
22 following topics were discussed during an Executive Session Meeting held on
23 December 4, 2014:

- 24
- 25 1. Approval of the Executive Session Minutes from October 23, 2014
 - 26 2. Show Cause Hearings for Oil Stains in Carports
 - 27 3. The Judge Law Firm Correspondence
 - 28 4. Resolution to Record Lien for Account Number A1740001476601
 - 29 5. Cane, Walker and Harkins, LLP Correspondence
 - 30 6. Statement of Account Preliminary to Levying of Lien for Account Number
31 A1740001469302

32
33 The foregoing Resolution is executed pursuant to the general consent of the Board
34 of Directors.

Executive Session
Meeting Topics

35 **Minutes**

36 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
37 held on October 23, 2014. Following review, the Board of Directors agreed, by
38 general consent to approve the Minutes as presented.

Minutes

40 **Presentation**

41 Bill Jacob, Total Landscape Maintenance, attended the meeting to discuss water
42 meter reduction and irrigation renovation throughout the community.

Total Landscape
Maintenance
Presentation

44 **Board Actions**

45 The Board of Directors reviewed proposals for iron fence replacement at Pool #3
46 submitted by several vendors. Following review and discussion, Maria Delvaux
47 made a motion to approve the revised proposal submitted by CPR Construction for
48 bent pressed speared, heavy-duty powder coating, at a cost of fourteen thousand
49 six hundred ninety-four dollars (\$14,694.00) contingent upon receiving a discount
50 from CPR Construction for approving the carport rehabilitation proposal also. Judith
51 Fischer seconded the motion. The motion passed unanimously. Management was
52 directed to approve the proposal submitted by SoCal Builders Services at a cost of
53 eleven thousand six hundred seventy-seven dollars and fifty-seven cents
54 (\$11,677.57) if CPR Construction refuses to offer a discount.

Iron Fence
Replacement
Proposals

56 The Board of Directors reviewed proposals for carport rehabilitation submitted by
57 several vendors. Following review and discussion, Maria Delvaux made a motion to
58 approve the proposals submitted by CPR Construction, at a cost of six thousand
59 seven hundred ninety-six dollars (\$6,796.00) for the metal fascia repairs and
60 fourteen thousand three hundred two dollars (\$14,302.00) for painting of the fascia
61 and sides only, totaling twenty-one thousand ninety-eight dollars (\$21,098.00).
62 Judith Fischer seconded the motion. The motion passed unanimously.

Carport
Rehabilitation
Proposals

64 The Board of Directors reviewed a memorandum submitted by Management
65 regarding wood address sign replacement/removal. Following review and
66 and discussion, the Board of Directors agreed, by general consent to table until
67 further notice.

Wood Address
Sign Discussion

69 The Board of Directors reviewed Lien Authorization Consent Calendar for account
70 number 14693-02. Following review and discussion, the Board of Directors agreed,
71 by general consent to approve the Lien Authorization Consent Calendar as
72 presented.

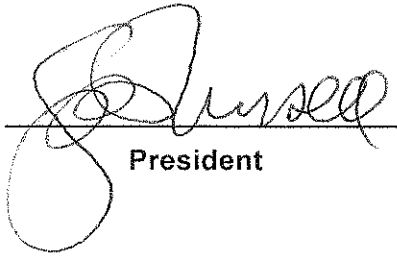
Account
#14693-02

<p>73 The Board of Directors reviewed Resolution to Record Lien for account number 74 A1740001476601. Following review and discussion, <u>the Board of Directors agreed,</u> 75 <u>by general consent to approve the Resolution to Record Lien as presented.</u> 76</p>	<p>Account #A1740001476601</p>
<p>77 The Board of Directors reviewed correspondence submitted by Jeffrey Russell with 78 Morgan Stanley Wealth Management, regarding a maturing CD. Following review 79 and discussion, <u>the Board of Directors agreed, by general consent to open a ten</u> 80 <u>(10) year CD, at two hundred fifty thousand dollars (\$250,000.00) with an annual</u> 81 <u>percentage yield of three point one percent (3.1%). Management was directed to</u> 82 <u>contact Jeffrey Russell for information regarding early withdrawal penalties.</u> 83</p>	<p>Maturing CD</p>
<p>84 The Board of Directors reviewed the financial statement for the period ending 85 October 31, 2014. Following review, <u>Judith Fischer made a motion to approve the</u> 86 <u>financial statements subject to audit. John Russell seconded the motion. The</u> 87 <u>motion passed unanimously.</u> 88</p>	<p>Financial Statements</p>
<p>89 The Board of Directors reviewed a memorandum submitted by Management 90 regarding Board Member appointment. Following review and discussion, <u>the Board</u> 91 <u>of Directors agreed, by general consent to solicit previous Board Members for</u> 92 <u>possible appointment.</u> 93</p>	<p>Board Member Appointment</p>
<p>94 The Board of Directors reviewed correspondence submitted by Proserv Plumbing 95 regarding a plumbing issue at 4801 Larwin Avenue. Following review and 96 discussion, <u>the Board of Directors agreed, by general consent to invite a</u> 97 <u>representative from Proserv Plumbing to the landscape walk to further discuss the</u> 98 <u>estimate with the Board. Management was directed to coordinate the meeting.</u> 99</p>	<p>4801 Larwin Avenue</p>
<p>100 <u>Open Forum</u> 101 No items were discussed during Open Forum. 102</p>	<p>Open Forum</p>
<p>103 <u>Adjournment</u> 104 There being no further business to come before the Board of Directors, <u>the Board</u> 105 <u>agreed by general consent to adjourn the Meeting at 9:15 p.m.</u></p>	<p>Adjournment</p>

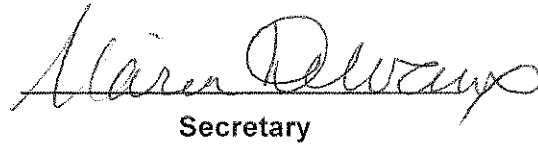
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Attest

Attest



President



Secretary