

**Cypress Home Owners Association
Board of Directors Meeting Minutes
January 29, 2015**

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 January 29, 2015, Clubhouse #2, Cypress, California. John Russell, President,
4 called the meeting to order at 6:55 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Judith Fischer, Treasurer
9 Maria Delvaux, Secretary

10
11 **Directors Absent**

12 Tamara Honegan, Vice President

13
14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.

16
17 **Executive Session Meeting Topics**

18 In accordance with California Civil Code Section 4935(e), the Board notes that the
19 following topics were discussed during an Executive Session Meeting held on
20 January 29, 2015:

- 21
- 22 1. Approval of the Executive Session Minutes from December 4, 2014
 - 23 2. Approval of Payment Plan Requests
 - 24 3. Cane, Walker and Harkins, LLP Correspondence
 - 25 4. The Judge Law Firm Correspondence
 - 26 5. Statement of Account Preliminary to Levying of Liens

27
28 The foregoing Resolution is executed pursuant to the general consent of the Board
29 of Directors.

30
31 **Minutes**

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
33 held on December 4, 2014. Following review and discussion, Maria Delvaux made
34 a motion to approve the Minutes as presented. Judith Fischer seconded the
35 motion. The motion passed unanimously.

36 **Board Actions**

37 The Board of Directors reviewed a proposal submitted by Antis Roofing and
38 Waterproofing, Inc., regarding gravel guard rehabilitation at a cost of three hundred
39 twenty dollars (\$320.00) and modification asphalt adhesive coating reinforcement at
40 a cost of nine hundred ninety-eight dollars (\$998.00), totaling one thousand three
41 hundred eighteen dollars (\$1,318.00). Following review and discussion, Judith
42 Fischer made a motion to approve the proposal as submitted. John Russell
43 seconded the motion. The motion passed unanimously.

4589 Larwin
Avenue

44
45 The Board of Directors reviewed a proposal submitted by Proserv Plumbing and
46 Drain to install a new cast iron drain line at 4801 Larwin Avenue, at a cost of three
47 thousand six hundred sixty dollars (\$3,660.00). Following review and discussion,
48 Judith Fischer made a motion to approve the proposal as submitted. John Russell
49 seconded the motion. The motion passed unanimously.

4801 Larwin
Avenue

50
51 The Board of Directors reviewed a proposal submitted by Pacific Rim Architectural
52 Services, Inc., regarding concrete grinding of trip hazards noted on previous
53 landscape walks. Following review and discussion, the Board agreed, by general
54 consent to deny the proposal as submitted. Management was directed to schedule
55 an onsite meeting with the vendor to inspect all trip hazards and submit a revised
56 proposal.

Concrete Grinding
Proposal

57
58 The Board of Directors reviewed Lien Authorization Consent Calendar for account
59 numbers A1740001471101, A1740001471701, and A1740001457801. Following
60 review and discussion, Judith Fischer made a motion to approve a pre-lien if the
61 homeowner does not respond to the Treasury letter by February 12, 2015. John
62 Russell seconded the motion. The motion passed unanimously.

Consent Calendars

63
64 The Board of Directors reviewed Lien Authorization Consent Calendar for account
65 numbers A1740001478401, A1740001463402, and A1740001461501. Following
66 review and discussion, Judith Fischer made a motion to deny pre-liens, as the
67 accounts are current. John Russell seconded the motion. The motion passed
68 unanimously.

69
70 The Board of Directors reviewed the financial statement for the periods ending
71 November 30, 2014 and December 31, 2014. Following review and discussion, Judith
72 Fischer made a motion to accept the financial statements subject to audit. John
73 Russell seconded the motion. The motion passed unanimously.

Financial

74 The Board of Directors reviewed a memorandum submitted by Management regarding
75 the planning and budget for the 50th Anniversary party. Judith Fischer advised the
76 Board that cake and punch will be available to all residents who attend the February
77 26, 2015 Meeting and a gift card will be raffled off courtesy of Arleta Esteibar, First
78 Team Real Estate.

50th Anniversary
Party

79
80 **Open Forum**

81 No items were discussed during Open Forum.

Open Forum

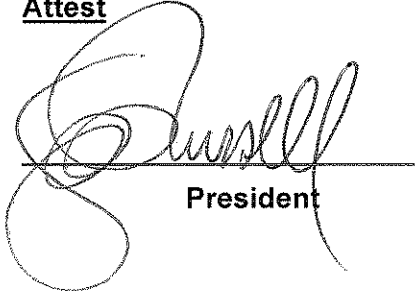
82
83 **Adjournment**

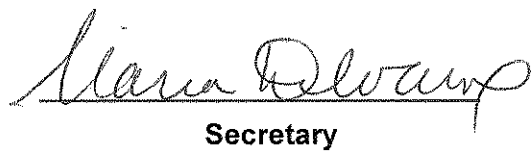
84 There being no further business to come before the Board of Directors, the Board
85 agreed by general consent to adjourn the Meeting at 8:11 p.m.

Adjournment

86
87 **Attest**

Attest

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89
90
91 
President


Secretary