

# CYPRESS HOME OWNERS ASSOCIATION

c/o Accell Property Management, Inc. 23046 Avenida De La Carlota, Suite 700, Laguna Hills, CA 92653

## BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES CLUBHOUSE #2 APRIL 18, 2019

### BOARD OF DIRECTOR'S ATTENDANCE

<b>Name</b>	<b>Position</b>	<b>Attendance</b>
John Russell	President	Present
Jack Nance	Vice President	Present (arrived 7:02 PM)
Deanna Borodayko	Secretary	Present
Jean Redfearn	Treasurer	Present

Management: John Kern, Community Manager  
Loit Kaskla, Senior Community Manager

### ESTABLISHMENT OF QUORUM

Quorum was established as noted above.

### CALL TO ORDER

President John Russell called the meeting to order at 6:45 PM.

### HOMEOWNER FORUM

Two (2) Homeowner present. Topics discussed: Roofing Issues, Management communication concerns, Landscape Issues.

### MINUTES

The Board reviewed the General Session Meeting Minutes from March 21, 2019. A motion was made by Jean Redfearn and seconded by Deanna Borodayko to approve the General Session Meeting Minutes, with revisions. The motion carried unanimously.

### PROPOSALS

#### • ROOF REPLACEMENT

Following review and discussion, the Board of Directors tabled the proposal submitted by Antis Roofing and Standard Roofing for the roof replacement at 4506, 4511-4535, and 4603-4617 Larwin Avenue.

### FINANCIAL

#### • 2018 DRAFT AUDIT

A motion was made by John Russell and seconded by Jack Nance to approve the 2018 Draft Audit submitted by Inouye, Shively, and Klatt. The motion carried unanimously.

#### • MARCH 31, 2019 FINANCIAL STATEMENT

A motion was made by John Russell and seconded by Jack Nance to approve the March 31, 2019 Financial Statement, as present, subject to year-end audit. The motion carried unanimously.

43 **NEXT MEETING DATE – May 16, 2019**

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45 **ADJOURNMENT**

46 There being no further business to come before the Board of Directors, it was the  
47 general consent of the Board of Directors to adjourn the General Session Meeting at  
48 8:26 PM.

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50 Respectfully Submitted by: John Kern, Community Manager  
51 Agent for Accell Property Management, Inc.

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Secretary