

**Cypress Home Owners Association
Board of Directors Meeting Minutes
September 25, 2008**

1 Upon due notice, given and received, the Cypress Home Owners Association
2 Board of Directors held their regularly scheduled Board of Directors Meeting
3 on Thursday, September 25, 2008 at Clubhouse #2, Cypress, California. The
4 meeting was called to order at 7:17 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 Judith Fischer, President
8 Donald Moreau, Vice President
9 Karen Hesky, Treasurer
10 Betsy-Ann Toffler, Secretary
11 Dawn Masick, Director at Large

12
13 **Directors Absent**

14 None

15
16 **Also Attending**

17 Ramona Acosta, Accell Property Management, Inc.
18 Amber Korody, Accell Property Management, Inc.
19 Anthony Hernandez, Artistic Maintenance
20 Approximately twelve (12) homeowners

21
22 **Executive Session Meeting Topics**

23 In accordance with California Civil Code Section 1363.05, the Board notes that
24 the following topics were discussed during an Executive Session Meeting held
25 on September 25, 2008:

- 26
27 1. Approval of Executive Session Meeting Minutes of
28 August 28, 2008
29 2. Show Cause Hearings
30 3. Statements of Account Preliminary to Levying of Liens
31 4. Owner requests for waiver of late fees and payment plan
32 request

Executive Session

33 5. Legal correspondence submitted by Cane, Walker &
34 Harkins

35

36 The foregoing resolution is executed pursuant by the general consent of the
37 Board of Directors.

38

39 **Homeowner Open Forum**

40 The following issues and topics were discussed during the Homeowner Open
41 Forum:

Open Forum

- 42 1. Enforcement of the Violation and Fine Policy
- 43 2. Power-washing of the trash enclosures
- 44 3. Landscape and irrigation concerns

45

46 **Minutes**

47 The Board of Directors reviewed the Minutes from the August 28, 2008 Board
48 of Directors Meeting. Following review, a motion was made by Donald
49 Moreau and seconded by Dawn Masick to approve the Minutes as presented.
50 Don Moreau, Dawn Masick and Karen Hesky were in favor of the motion and
51 Judith Fischer and Betsy-Ann Toffler abstained. The motion was carried 3-0.

Minutes

52

53 **Board Actions**

54 The Board of Directors reviewed the Lien Authorization Consent Calendar
55 for the following accounts: #114710, 114557, 114699, 114743, 114581 and
56 114693. Following review and discussion, a motion was made by Donald
57 Moreau and seconded by Betsy-Ann Toffler to approve the Consent Calendar
58 with the removal of account number 114699. The motion unanimously
59 passed.

Consent Calendar

60

61 The Board of Directors reviewed the proposals submitted by Artistic
62 Maintenance. Following review, a motion was made by Karen Hesky and
63 seconded by Judith Fischer to approve the proposal for the removal of the
64 stump at 4721 Larwin, at a cost of thirty-five dollars (\$35.00). The motion
65 unanimously passed. A motion was made by Judith Fischer and seconded by
66 Karen Hesky to approve the proposal for the removal and replacement of
67 landcape in the front of 4690 Larwin, as revised, at a total cost of \$658.50. The

Landscape

Proposals

68 motion carried unanimously. A motion was made by Judith Fischer and
69 seconded by Don Moreau to approve the proposal for the scalping and over-
70 seeding of the turf areas at a total cost of \$2,900.00. The motion carried
71 unanimously. A motion was made by Betsy-Ann Toffler and seconded by
72 Karen Hesky to approve the proposal of noted items from the September 11,
73 2008 landscape walkthrough, at a total cost of \$286.50. The motion carried
74 unanimously. A motion was made by Judith Fischer and seconded by Don
75 Moreau to approve the proposal for the removal and replacement of the
76 landscape in the front of 4646 Larwin, as revised, at a total cost of \$136.25.
77 The motion carried unanimously.

78

79 The Board of Directors reviewed proposals for the replacement of the
80 wrought iron fence at pool number two. Following review and discussion,
81 it was the general consent of the Board of Directors to table action on this item
82 for further review at the next Board of Directors meeting. Furthermore,
83 proposals for the repairs to the fencing were to be removed from the agenda.

84

85 Katie Bryson was present on behalf of the Playground Committee and
86 recommended the removal of four playgrounds. It was the general consent
87 of the Board of Directors to table the item to the October Meeting as the
88 Committee was to obtain a second proposal pursuant to their original
89 recommendations. Furthermore, the prior proposals for the removals of the
90 playgrounds were to be removed from the agenda.

91

92 The Board of Directors reviewed the proposal for solar heating of Pool #1
93 submitted by Suntrek Industries. Following review, it was the general
94 consent of the Board of Directors to remove the item from the agenda.

95

96 The Board of Directors reviewed the proposal from Aquatic Balance for the
97 replacement of the mastic at pool number three. It was the general consent of
98 the Board to decline the proposal.

99

100 The Board of Directors reviewed the pricing for the pet signage from
101 Peachtree Business Products. Following review and discussion, a motion was
102 made by Judith Fischer and seconded by Dawn Masick to purchase six pet

Fence
Replacement

Playground
Committee

Suntrek
Industries

103 waste signs from Peachtree Business Products, at a cost of \$26.00 each. The
104 motion carried unanimously.

105
106 The Board reviewed the Annual Meeting documents provided by Accell
107 Property Management. Following review and discussion, it was the general
108 consent of the Board to appoint Robert Kaplinsky as the Inspector of Election
109 for the 2009 Annual Election and send the request for candidates to the
110 membership. Furthermore, it was the general consent of the Board to
111 approve the election materials as presented.

Annual Meeting

112
113 The Board of Directors reviewed the architectural application from the owner
114 of 4730 Larwin Avenue for the installation of a patio cover in their rear patio
115 area. Following review and discussion, a motion was made by Karen Hesky
116 and seconded by Don Moreau to deny the application, without prejudice, as it
117 was not stated if the structure was going to be attached to the building.

4730 Larwin
Avenue

118
119 The Board of Directors reviewed the architectural application from the owner
120 of 4614 Larwin Avenue for the installation of windows at their residence.
121 Following review and discussion, a motion was made by Judith Fischer and
122 seconded by Betsy-Ann Toffler to approve the application as submitted.

4614 Larwin
Avenue

123
124 **Financials**

125 The Board of Directors reviewed the financial statement for the period
126 ending August 31, 2008. Following review and discussion, a motion was
127 made by Karen Hesky and seconded by Betsy-Ann Toffler to accept the
128 financial statement as submitted. The motion carried unanimously.

Financials

129
130 The Board of Directors reviewed the budget documents provided by Accell
131 Property Management. Following review and discussion, it was the general
132 consent of the Board to table further review of the budget to a Special
133 Meeting to be held on October 5, 2008 at 4:00 p.m. at 4694 Larwin Avenue,
134 Cypress, CA.

Budget Review

135
136 The Board of Directors reviewed the proposed reserve study prepared by

Reserve Study

137 Foresight Financial. It was the general consent of the Board to table further
138 review of the reserve study to the Special Meeting.

139

140 **Adjournment**

141 There being no further business to come before the Board, it was the general
142 consent of the Board of Directors to adjourn the meeting at 9:10 p.m.

143

144 **Attest**

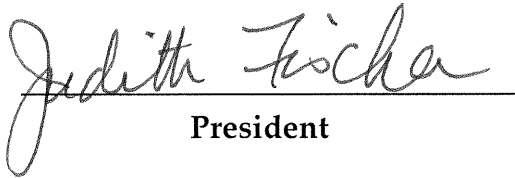
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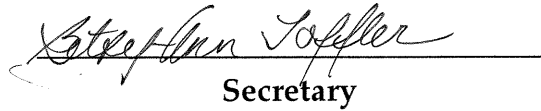
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President



Secretary

Adjournment