

**Cypress Home Owners Association
Board of Directors Meeting Minutes
September 24, 2015**

1 Upon due notice, given and received, the Cypress Home Owners Association Board of
2 Directors held their regularly scheduled Board of Directors Meeting on Thursday,
3 September 24, 2015, Clubhouse #2, Cypress, California. John Russell, President,
4 called the meeting to order at 6:50 p.m., with a quorum of Directors present.

5

6 **Directors Present**

7 John Russell, President

8 Judith Fischer, Treasurer

9 Maria Delvaux, Secretary

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11 **Directors Absent**

12 Tamara Honegan, Vice President

13

14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.

16 Two (2) Homeowners

17

18 **Executive Session Meeting Topics**

19 In accordance with California Civil Code Section 4935(e), the Board of Directors notes
20 that the following topics were discussed during an Executive Session Meeting held on
21 September 24, 2015:

Executive Session
Meeting Topics

22

23 1. Approval of the Executive Session Minutes from August 27, 2015

24 2. Review of Non Compliance Correspondence

25 3. Review of The Judge Law Firm Correspondence

26 4. Review of Cane, Walker and Harkins, LLP Correspondence

27

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

30

31 **Minutes**

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held
33 on August 27, 2015. Following review and discussion, Judith Fischer made a motion
34 to approve the Minutes as presented. Maria Delvaux seconded the motion. The
35 motion passed unanimously.

Minutes

36 **Board Actions**

37 The Board of Directors reviewed an Architectural Application submitted by Kim, 4598
38 Larwin Avenue, regarding the installation of a patio cover. Following review and
39 discussion, John Russell made a motion to approve the architectural application as
40 submitted. Judith Fischer seconded the motion. The motion passed unanimously.

4598 Larwin
Avenue

41
42 The Board of Directors reviewed the draft Annual Budget Package submitted by
43 Management. Following review and discussion, the Board of Directors agreed, by
44 general consent to add to the October meeting agenda for final review. Management
45 to make note that the Board has scheduled a Budget Meeting for October 11, 2015.

Draft Annual
Budget Package

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47 The Board of Directors reviewed a proposal for support straps for wrought iron fence
48 spears at pool #3 submitted by CPR Construction, at a cost of one thousand nine
49 hundred forty-two dollars (\$1,942.00). Following review and discussion, John Russell
50 made a motion to approve the proposal as submitted. Maria Delvaux seconded the
51 motion. The motions passed unanimously.

CPR Construction
Proposal

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53 The Board of Directors reviewed correspondence submitted by Schlatter, 4791 Larwin
54 Avenue regarding plumbing reimbursement. Following review and discussion, Judith
55 Fischer made a motion to approve the plumbing reimbursement request in the amount
56 of one thousand eight hundred dollars (\$1,800.00). Maria Delvaux seconded the
57 motion. The motion passed unanimously.

4791 Larwin
Avenue

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59 The Board of Directors reviewed correspondence submitted by Goins, 4781 Larwin
60 Avenue regarding plumbing reimbursement and ground level clean out installation.
61 Following review and discussion, John Russell made a motion to approve the
62 plumbing reimbursement request in the amount of four hundred twenty-five dollars
63 (\$425.00) plus the installation of a ground level clean out and concrete repair by
64 Professional Plumbing, Inc. at a cost not to exceed two thousand eight hundred dollars
65 (\$2,800.00). Maria Delvaux seconded the motion. The motion passed unanimously.

4781 Larwin
Avenue

66
67 The Board of Directors reviewed the financial statement for the period ending August
68 31, 2015. Following review and discussion, Judith Fischer made a motion to accept
69 the financial statements subject to Audit. John Russell seconded the motion. The
70 motion passed unanimously.

Financials

71 **Open Forum**

72 There were no items discussed during Open Forum.

Open Forum

73

74 **Adjournment**

75 There being no further business to come before the Board of Directors, the Board
76 agreed by general consent to adjourn the Meeting at 9:04 p.m.

Adjournment

77

78 **Attest**


Attest

79


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President



Secretary