

**Cypress Home Owners Association
Board of Directors Meeting Minutes
October 23, 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 October 23, 2014, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:06 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Tamara Honegan, Vice President
9 Judith Fischer, Treasurer
10 Maria Delvaux, Secretary (arrived at 7:39 PM)

11
12 **Directors Absent**

13 None

14
15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.
17 Two (2) Homeowners

18
19 **Executive Session Meeting Topics**

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

- 24 1. Approval of the Executive Session Minutes from September 25, 2014
- 25 2. Show Cause Hearings for Oil Stains in Carport and Non-Registered
26 Vehicle in Community
- 27 3. Cane, Walker and Harkins, LLP Correspondence
- 28 4. The Judge Law Firm Correspondence

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

Executive Session
Meeting Topics

32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
34 held on September 25, 2014. Following review, Judith Fischer made a motion to
35 approve the Minutes as presented. Tamara Honegan seconded the motion. The
36 motion passed unanimously.

Minutes

37
38 **Board Actions**

39 The Board of Directors reviewed correspondence submitted by Tatreau, 4777
40 Larwin Avenue, regarding the removal of existing plants and the addition of new
41 plants in the flowerbeds on either side of porch. Following review, the Board
42 agreed, by general consent to take no action at this time as the landscaper will be
43 adding black diamond and annuals to the planter area in November.

4782 Larwin
Avenue

44
45 The Board of Directors reviewed the Draft 2015 Annual Budget Report. Following
46 review, Judith Fischer made a motion to approve the draft Annual Budget Report as
47 presented. John Russell seconded the motion. The motion passed unanimously.

Draft 2015 Annual
Budget Report

48
49 The Board of Directors reviewed the financial statement for the period ending
50 September 30, 2014. Following review, Judith Fischer made a motion to approve the
51 financial statements subject to audit. John Russell seconded the motion. The motion
52 passed unanimously.

Financial
Statements

53
54 The Board of Directors reviewed a proposal submitted by Total Landscape
55 Maintenance to clean the debris and wash the dumpster areas throughout the
56 Community, at a cost of four hundred dollars (\$400.00). Following review, the
57 Board agreed, by general consent deny the proposal as the work has been
58 completed.

Total Landscape
Maintenance
Proposal

59
60 The Board of Directors reviewed a proposal submitted by Alan Smith Pools to drain
61 and acid wash pool #3, at a cost of eight hundred forty dollars (\$840.00). Following
62 review, Judith Fischer made a motion to approve the proposal as submitted.
63 Tamara Honegan seconded the motion. The motion passed unanimously.

Alan Smith Pools
Proposal

64
65 The Board of Directors reviewed a proposal submitted by Pacific Rim Architectural
66 Services, Inc., to replace the broken square metal tube on the sidewalk in front of
67 4814 Larwin Avenue, at a cost of three hundred fifty dollars (\$350.00). Following
68 review, the Board agreed, by general consent to approve the proposal as submitted.

Pacific Rim
Architectural
Proposal

69 The Board of Directors reviewed a proposal submitted by Pacific Rim Architectural
70 Services, Inc., to remove and replace the pavers and step stones in front of 4695
71 Larwin Avenue and 4699 Larwin Avenue, at a cost of two thousand seven hundred
72 eighty-five dollars (\$2,785.00). Following review, the Board agreed, by general
73 consent to table the proposal until further notice.

Pacific Rim
Architectural
Proposal

74
75 The Board of Directors reviewed proposals submitted by several vendors for sensor
76 lighting installation in the pool area restrooms. Following review, John Russell
77 made a motion to approve the proposal submitted by Three Phase Electric, at a
78 cost of eight hundred fifty dollars (\$850.00) with the addition of re-lamp all restroom
79 fixtures with ten (10) new eleven (11) watt LED A-19 lamps, at a cost of five
80 hundred seventy-five dollars (\$575.00) for a total cost of one thousand four hundred
81 twenty-five dollars (\$1,425.00). Judith Fischer seconded the motion. The motion
82 passed unanimously.

Sensor Lighting
Proposals

83
84 The Board of Directors reviewed proposals submitted by several vendors for wood
85 fence replacement in alley fourteen (14). Following review, Tamara Honegan made
86 a motion to approve the proposal submitted by The Fencing Pro, Inc., for the
87 removal of the existing wood fence and the installation of a new six foot (6') tall, all
88 cedar cap and trim, tongue and groove style fencing with two by four (2X4) cap, at a
89 cost of four thousand one hundred fourteen dollars (\$4,114.00) with the addition of
90 a clear oil base, at a cost of three hundred thirty-three dollars (\$333.00) for a total
91 cost of four thousand four hundred forty-seven dollars (\$4,447.00). John Russell
92 seconded the motion. The motion passed unanimously.

Wood Fence
Replacement
Proposals

93
94 The Board of Directors reviewed proposals submitted by several vendors for audit
95 and tax preparation. Following review, Judith Fischer made a motion to approve the
96 proposal submitted by VanDerPol and Company, at a cost of one thousand fifty
97 dollars (\$1,050.00). John Russell seconded the motion. The motion passed
98 unanimously. Management was directed to negotiate the cost down to nine
99 hundred fifty dollars (\$950.00).

Audit & Tax
Preparation
Proposals

100
101 The Board of Directors reviewed a proposal submitted by Dave Bang and
102 Associates for Playworld #PSD-1101-FTD, Play Simple Playstructure, designed for
103 children ages two to five (2-5), in natural color, wheelchair ramp, border timber and
104 wood fiber, at a cost of fifteen thousand eight hundred eighty-two dollars and thirty-
105 six cents (\$15,882.36). Following review, Maria Delvaux made a motion to approve

Dave Bang &
Associates
Proposal

106 the proposal as submitted. Judith Fischer seconded the motion. The motion
107 passed unanimously.

108

109 **Open Forum**

110 The following items were discussed during open forum:

Open Forum

- 111 1. Touch up paint does not match existing paint
112 2. Roses in front of 4645 Larwin Avenue are not pruned regularly
113 3. Smoking in the common area carports
114 4. Removal of concrete blocks in front of 4645 Larwin Avenue

115

116 **Adjournment**

117 There being no further business to come before the Board, the Board agreed by
118 general consent to adjourn the Meeting at 9:21 p.m.

Adjournment

119

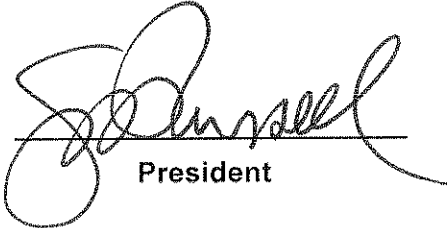
120 **Attest**

121

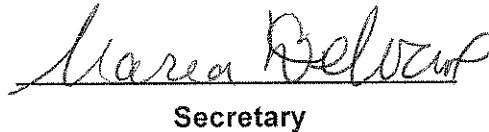
122

123

124



President



Secretary