

**Cypress Home Owners Association
Board of Directors Meeting Minutes
May 28, 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, May
3 28, 2015, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 7:33 p.m. with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President

8 Tamara Honegan, Vice President

9 Judith Fischer, Treasurer

10 Maria Delvaux, Secretary

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12 **Directors Absent**

13 None

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15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.

17 Three (3) Homeowners

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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 May
22 28, 2015:

Executive Session
Meeting Topics

23

- 24 1. Approval of the Executive Session Minutes from April 23, 2015
- 25 2. Approval of Homeowner Request for Non Compliance Extension
- 26 3. Approval of Late Fee Waiver
- 27 4. Cane, Walker and Harkins, LLP Correspondence
- 28 5. The Judge Law Firm Correspondence

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

32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
34 held on April 23, 2015. Following review and discussion, the Board agreed, by general
35 consent to approve the Minutes as amended.

Minutes

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37 **Board Actions**

38 The Board of Directors reviewed an Architectural Application submitted by Aitchison,
39 4700 Larwin Avenue regarding windows and slider installation throughout the home.
40 Following review and discussion, Maria Delvaux made a motion to approve the
41 architectural application as submitted. Tamara Honegan seconded the motion. The
42 motion passed unanimously.

4700 Larwin
Avenue

43
44 The Board of Directors reviewed correspondence submitted by Saacke, 4645 Larwin
45 Avenue regarding a request for landscape in front of the Unit. Following review and
46 discussion, Tamara Honegan made a motion to approve the addition of Star Jasmine
47 in the dirt planters in front of the Unit. Maria Delvaux seconded the motion. The
48 motion passed unanimously.

4645 Larwin
Avenue

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50 The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc. for
51 ball valve installation in the wader pump at pool area #2 at a cost of two hundred
52 forty-eight dollars and seventy-three cents (\$248.73). Following review and
53 discussion, the Board agreed, by general consent to deny the proposal as the
54 wader pump is no longer making loud noises.

Aquatic Balance
Proposal

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56 The Board of Directors reviewed proposals for main line sewer repair at 4795
57 Larwin Avenue submitted by Scott English Plumbing, Inc., and Proserv Plumbing
58 and Drain, Inc. Following review and discussion, John Russell made a motion to
59 approve the proposal submitted by Scott English Plumbing, Inc., at a cost of four
60 thousand two hundred forty-five dollars (\$4,245.00). Maria Delvaux seconded the
61 motion. The motion passed unanimously.

4795 Larwin
Avenue

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63 The Board of Directors reviewed proposals for wood fence repair and repainting at
64 4590 Larwin Avenue, 4636 Larwin Avenue and 4776 Larwin Avenue submitted by
65 Arenas Painting, Inc., and Pacific Rim Architectural Services, Inc. Following review
66 and discussion, Judith Fischer made a motion to approve the proposal submitted by
67 Pacific Rim Architectural Services, Inc., at a cost of six hundred forty dollars
68 (\$640.00). Maria Delvaux seconded the motion. The motion passed unanimously.

Wood Fence
Repainting
Proposals

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<p>70 The Board of Directors reviewed proposals for restroom remodel/repair submitted 71 by CPR Construction, MCC Restoration and Construction and SoCal Builders 72 Services. Following review and discussion, <u>the Board agreed, by general consent</u> 73 <u>to table further discussion to the June meeting. Management was directed to</u> 74 <u>contact each vendor and obtain the following information: brand name of the</u> 75 <u>lavatory items, permits, exhaust fans versus door vents, existing floor removal prior</u> 76 <u>to the installation of new floor cover, style and material of toilet partitions, and toilet</u> 77 <u>seat cover clarification.</u> 78</p> <p>79 The Board of Directors reviewed a proposal for the removal and installation of wood 80 siding at 4711 Larwin Avenue submitted by Arenas Painting, Inc. Following review 81 and discussion, <u>the Board agreed, by general consent to table further discussion to</u> 82 <u>the June meeting. Management was directed to obtain three (3) additional</u> 83 <u>proposals.</u> 84</p> <p>85 The Board of Directors reviewed a proposal for concrete slab installation at 4643 86 Larwin Avenue, 4645 Larwin Avenue, and concrete grinding in front of 4675 Larwin 87 Avenue and 4677 Larwin Avenue submitted by Pacific Rim Architectural Services, 88 Inc. Following review and discussion, <u>the Board agreed, by general consent to table</u> 89 <u>the concrete slab installation proposals to the June meeting. Management was</u> 90 <u>directed to obtain two (2) additional proposals. The Board agreed, by general</u> 91 <u>consent to deny the concrete grinding proposal and approve for concrete</u> 92 <u>replacement and tree root grinding at a cost not to exceed seven hundred dollars</u> 93 <u>(\$700.00). Management was directed to send a work order to Pacific Rim</u> 94 <u>Architectural Services, Inc.</u> 95</p> <p>96 The Board of Directors reviewed correspondence regarding parking citations 97 submitted by Don Moreau, Parking Committee. No action is required. 98</p> <p>99 The Board of Directors reviewed a Memorandum regarding FDIC Insurance Limit 100 submitted by Management. No action is required as the funds will be used for 101 Earthquake Insurance renewal. 102</p> <p>103 The Board of Directors reviewed the financial statement for the period ending 104 April 30, 2015. Following review and discussion, <u>Judith Fischer made a motion to</u> 105 <u>accept the financial statements subject to audit. John Russell seconded the motion.</u> 106 <u>The motion passed unanimously.</u> 107</p>	<p>Restroom Remodel/Repair Proposals</p> <p>4711 Larwin Avenue</p> <p>Pacific Rim Architectural Services, Inc. Proposals</p> <p>Parking Committee Correspondence</p> <p>FDIC Insurance Memorandum</p> <p>Financials</p>
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108 **New Business**

109 The Board of Directors discussed the condition of the pool furniture and trash cans in
110 the pool areas and agreed, by general consent to purchase ten (10) new pool chairs
111 and one (1) new trash can for each pool area up to a total cost of one thousand dollars
112 (\$1,000.00).

Pool Furniture

114 **Open Forum**

115 The following topics were discussed in Open Forum:

- 116 1. Barking Dogs

Open Forum

118 **Adjournment**

119 There being no further business to come before the Board of Directors, the Board
120 agreed by general consent to adjourn the Meeting at 9:08 p.m.

Adjournment

122 **Attest**

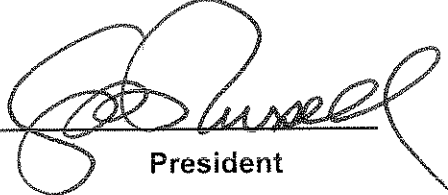
Attest

123

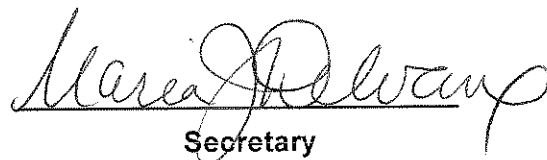
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President



Secretary