

**Cypress Home Owners Association
Board of Directors Meeting Minutes
May 22, 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 May 22, 2014, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 7:16 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

11
12 **Directors Absent**

13 None

14
15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.

17
18 **Executive Session Meeting Topics**

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

- 22
- 23 1. Approval of the Executive Session Minutes from April 24, 2014
- 24 2. Approval of Post-Judgment File for Account #A1740001455701
- 25 3. The Judge Law Firm Correspondence
- 26 4. Cane, Walker and Harkins, LLP Correspondence
- 27 5. Parking Committee Correspondence

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

31
32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Regular
34 Session Meeting held on April 24, 2014. Following review, the Board agreed, by
35 general consent to approve the Minutes as presented.

Executive Session

Minutes

37 **Maintenance and Service Proposals**

38 The Board of Directors reviewed a proposal for mastic replacement at pool #2
39 submitted by Aquatic Balance, Inc. Following review and discussion, the Board
40 agreed, by general consent to approve the proposal in the amount of one thousand
41 six hundred twenty-five dollars (\$1,625.00). The motion passed unanimously.

Aquatic Balance
Proposal

43 The Board of Directors reviewed a change order submitted by Antis Roofing and
44 Waterproofing, Inc., for additional work required at 4797-4803 Larwin Avenue in the
45 amount of three thousand eight hundred seventy-four dollars and eighty cents
46 (\$3,874.80). Following review and discussion, the Board agreed, by general
47 consent to approve the change order. The motion passed unanimously.

Antis Roofing
Change Orders

49 The Board of Directors reviewed a change order submitted by Antis Roofing and
50 Waterproofing, Inc., for additional work required at 4690-4700 Larwin Avenue in the
51 amount of four thousand two hundred thirty-one dollars and seventy cents
52 (\$4,231.70). Following review and discussion, the Board agreed, by general
53 consent to approve the change order. The motion passed unanimously.

55 The Board of Directors reviewed a proposal for vinyl fencing and pump room gate
56 installation submitted by Fenceworks, Inc. Following review and discussion, the Board
57 agreed, by general consent to table discussion to the June 2014 meeting.
58 Management to obtain additional proposals for Board review.

Vinyl Fencing
Proposals

60 The Board of Directors reviewed a proposal for wrought iron fence replacement at
61 pool #2 submitted by Fenceworks, Inc. Following review and discussion, the Board
62 agreed, by general consent to table discussion to the June 2014 meeting.
63 Management to obtain additional proposals for Board review.

Wrought Iron
Fence Proposals

65 The Board of Directors reviewed a proposal for playground safety inspection submitted
66 by Jamey Clark, Inc. Following review and discussion, the Board agreed, by general
67 consent to table discussion to the June 2014 meeting. Management to contact Jamey
68 Clark, Inc. to confirm cost to perform Audit at playground area #2.

Playground Safety
Inspection
Proposal

70 The Board of Directors reviewed a proposal for the renovation at playground area #3
71 submitted by Dave Bang Associates, Inc. Following review and discussion, Maria
72 Delvaux made a motion to approve the proposal in the amount of twenty two thousand
73 three hundred fourteen dollars and thirty-five cents (\$22,314.35) for the
74 removal/disposal of the existing equipment and installation of new equipment (ages 5-
75 12 years old). Tamara Honegan seconded the motion. The motion passed

Playground #3
Renovation
Proposal

76 unanimously. Management was directed to obtain a separate proposal from Dave
77 Bang Associates, Inc. for the removal/disposal of existing swing seats, chains and
78 hardware and installation of new swing seats, chains and hardware at three (3)
79 playground areas.

80
81 The Board of Directors reviewed a Memorandum submitted by Accell Property
82 Management, Inc., regarding termite fumigation options. Following review and
83 discussion, the Board agreed, by general consent to table to June meeting.
84 Management was directed contact David Cane for verification of the association's
85 termite responsibility per the Governing Documents. Management to invite Accurate
86 Termite and Pest Control to the June meeting.

Termite Fumigation

87
88 The Board of Directors reviewed a Memorandum submitted by Accell Property
89 Management, Inc. regarding carport rehabilitation options. Following review and
90 discussion, the Board agreed, by general consent to table discussion until further
91 direction.

Carport
Rehabilitation

92
93 The Board of Directors reviewed a Memorandum submitted by Accell Property
94 Management, Inc., regarding clubhouse renovation updates. Maria Delvaux,
95 Clubhouse Manager, provided photos of a sofa, loveseat, cushions, end table, lamp,
96 rug and window covering options for Board review. Following review and discussion,
97 the Board agreed, by general consent to approve the purchase of a deluxe loveseat,
98 loveseat, cushions, rug, table and lamp for clubhouse #1 at a cost of one thousand
99 ninety-six dollars and eighty-eight cents (\$1,096.88).

Clubhouse
Renovation

100

101 **Architectural Matters**

102 The Board of Directors reviewed an architectural application submitted by Park, 4767
103 Larwin Avenue, regarding the installation of a photovoltaic solar system. Following
104 review and discussion, the Board agreed, by general consent to deny the
105 architectural application as submitted. Management was directed to forward the
106 architectural application and plans to Antis Roofing and Waterproofing for review and
107 recommendations as the roof has a warranty by the manufacturer.

4767 Larwin
Avenue

108

109 The Board of Directors reviewed an architectural application submitted by Lashower,
110 4677 Larwin Avenue, regarding replacement of patio fence and gate. Following
111 review and discussion, Tamara Honegan made a motion to approve the architectural
112 application as submitted. Judith Fischer seconded the motion. The motion passed
113 unanimously.

4677 Larwin
Avenue

114

115 **Financials**
116 The Board of Directors reviewed a Memorandum submitted by Accell Property
117 Management, Inc., regarding Morgan Stanley Wealth Management. Following review
118 and discussion, Judith Fischer made a motion to approve the risk Tolerance level for
119 the account changed from "Moderate" to "Conservative." Tamara Honegan seconded
120 the motion. The motion passed unanimously.

Morgan Stanley
Wealth
Management

121
122 The Board of Directors reviewed the financial statement for the period ending
123 April 30, 2014. Following review, Judith Fischer made a motion to approve the
124 financial statements as presented. Tamara Honegan seconded the motion. The
125 motion passed unanimously.

Financial
Statements

126
127 **Open Forum**

128 No items were discussed during Open Forum.

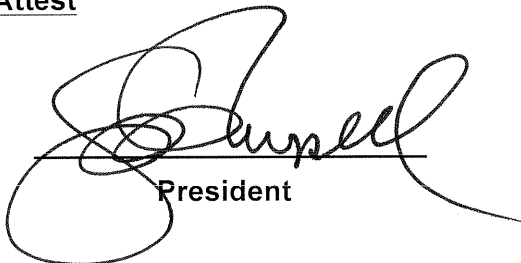
Open Forum


129
130 **Adjournment**

131 There being no further business to come before the Board, the Board agreed, by
132 general consent to adjourn the Meeting at 8:47 p.m.

Adjournment

133
134 **Attest**

135
136
137
138 
President


Secretary