

**Cypress Home Owners Association
Board of Directors Meeting Minutes
February 23, 2012**

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 February 23
3 2012, Clubhouse #2, Cypress, California. The President of the Board of Directors,
4 Betsy-Ann Toffler, called the meeting to order at 7:10 p.m. with a quorum of Directors
5 present.

6

7 **Directors Present**

8 Betsy-Ann Toffler, President

9 Judith Fischer, Treasurer

10 John Russell, Vice President

11

12 **Directors Absent**

13 None

14

15 **Also Attending**

16 Yamy Criblez, CCAM, Accell Property Management, Inc.

17 Seven (7) Homeowners present

18

19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 1363.05, the Board notes that the
21 following topics were discussed during an Executive Session Meeting held on
22 February 23, 2012:

Executive Session

23

- 24 1. Approval of the Executive Session Minutes from January 26, 2012
- 25 2. Show Cause Hearing
- 26 3. Delinquencies - Levying of Liens
- 27 4. Review of Homeowner Correspondence
- 28 5. Homeowner Reimbursement Request
- 29 6. Review of Correspondence Submitted by The Judge Law Firm
- 30 7. Review of Collection Status Report submitted by The Judge Law Firm
- 31 8. Review of Correspondence Submitted by Cane, Walker and Harkins
- 32 9. Review of Collection Status Report Submitted by Cane, Walker and Harkins
- 33 10. Review/Approval of Legal Retainer Agreement

34

35 The foregoing Resolution is executed pursuant to the general consent of the Board
36 of Directors.

37

38 ***The Regular Session temporarily adjourned to Executive Session at 7:15 p.m.***
39 ***and was reconvened at 7:21 p.m.***

40

41 **Minutes**

42 The Board of Directors reviewed the Minutes from the January 26, 2012 Board of
43 Directors Meeting. Following review and discussion, a motion was made by Judith
44 Fischer and seconded by John Russell to approve the Minutes as presented. The
45 motion carried unanimously.

Minutes

46

47 **Committee Reports**

48 The Chairman of the Emergency Preparedness Committee, Robert Kaplinsky,
49 attended the meeting and provided the Board and Homeowners in attendance with
50 a progress report on ongoing, as well as upcoming projects. In addition, Mr.
51 Kaplinsky addressed the following items with the Board:

Emergency
Preparedness
Committee

52

53 1) Emergency Drills – the first Emergency Drill was held in the community and
54 it was a success.

55 2) Clubhouse Key – an additional key was requested, which was approved by
56 the Board of Directors.

57 3) Reimbursement Request – a reimbursement of two hundred nineteen
58 dollars and forty-nine cents \$219.49 for supplies was presented at the
59 meeting. Following review and discussion, it was the general consent of the
60 Board of Directors to approve the reimbursement request, in addition to the
61 previous eighteen dollars (\$18.00), reimbursement request for certification for
62 each of the four (4) member of the committee, which was also approved.

63

64 Mrs. Jean Redfearn, Chairman of the Community Service Committee, was in
65 attendance and advised that the Valentine's Event was a success. A total of twenty
66 (20) adults and eight (8) children participated. The committee is currently planning
67 the Alley Get Together Event, which should take place either in April or May of this
68 year.

Community
Service Com.

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70

71

72

73	<u>Consent Calendar</u>	
74	<u>The Board of Directors agreed, by general consent, to table the review/approval of</u>	Resolutions
75	<u>the Resolution to Approve the Duties, Responsibilities and Authority of the</u>	
76	<u>Association Board President to the March Meeting.</u>	
77		
78	<u>The Board of Directors agreed, by general consent, to approve the Special Resolution</u>	
79	<u>regarding the cleaning of the sewer lines connected to 4515 Larwin Avenue.</u>	
80		
81	<u>The Board of Directors agreed, by general consent, to approve the Special Resolution</u>	
82	<u>regarding the repairs of the main sewer line found to be broken in the common area</u>	
83	<u>outside 4596 Larwin Avenue.</u>	
84		
85	<u>The Board of Directors agreed, by general consent, to approve the Special Resolution</u>	
86	<u>regarding the repairs of the main sewer line found to be broken in the common area</u>	
87	<u>near 4789 Larwin Avenue.</u>	
88		
89	<u>Financials</u>	
90	The Board of Directors reviewed the financial statements for the period ending	Financials
91	January 31, 2012. Following review and discussion, <u>a motion was made by Judith</u>	
92	<u>Fischer and seconded by John Russell to approve the financial statements as</u>	
93	<u>presented. The motion passed unanimously.</u>	
94		
95	<u>Board Actions</u>	
96	<u>The Board of Directors agreed, by general consent, to table the review of the</u>	Roofing Proposals
97	<u>proposals submitted by Antis Roofing and Waterproofing for flat roof replacement for</u>	
98	<u>buildings 4822-4818, 4588-4576; and 4783-4775 Larwin Avenue. The Board did</u>	
99	<u>however; approve the proposal for roof repairs at 4822 Larwin Avenue in the amount</u>	
100	<u>of eight hundred eighty-five dollars (\$885.00).</u>	
101		
102	The Board of Directors reviewed proposals submitted by Aquatic Balance for the	Water Shut
103	installation of earthquake water shut off valves in pool areas in the amount of	Off Valves
104	one thousand one hundred two dollars and thirty cents (\$1,102.30). Following review	
105	and discussion, <u>a motion was made by Judith Fischer and seconded by John Russell</u>	
106	<u>to approve the proposal as presented. The motion carried unanimously.</u>	
107		
108	The Board of Directors discussed the need to upgrade the lighting in the carport	Community
109	areas. Further discussion was tabled to the March Board meeting.	Lighting
110		

111 The Board of Directors agreed, by general consent, to appoint Don Moreau to the
112 Parking Committee and give him authority to tow vehicles from Cypress Community
113 property on as needed basis, and upon a violation of the Cypress Association
114 Parking Rules.

Parking Committee

116 The Board of Directors reviewed correspondence submitted by Don Moreau
117 regarding his resignation from the Board. The Board of Directors accepted Mrs.
118 Moreau's resignation.

Board Member
Resignation

120 **Homeowner Open Forum**

121 The following items were discussed during Open Forum: Edison Light Poles,
122 Playgrounds, Brake-Ins, and Community Events.

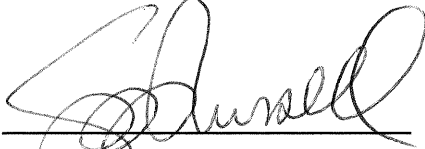
Open Forum


124 **Adjournment**

125 There being no further business to come before the Board, it was the general consent
126 of the Board of Directors to adjourn the meeting at 8:31 p.m.

Adjournment

128 **Attest**

129 
130 _____
131 **President**


132 _____
Secretary