

**Cypress Home Owners Association  
Annual Membership Meeting Minutes  
February 28, 2013**

1 Upon due notice, given and received, the Cypress Home Owners  
2 Association held its Annual Membership Meeting on Thursday, February 28,  
3 2013. The Meeting was held at Clubhouse #2, Cypress, CA 90630. The  
4 Meeting was called to order at 8:25 p.m. with a quorum of Members present.

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6 **Directors Present**

7 Betsy-Ann Toffler

8 Judith Fischer

9 Tamara Honegan

10  
11 **Directors Absent**

12 John Russell

13 Diane Woodman

14  
15 **Also Attending:**

16 Yamy Criblez, Accell Property Management, Inc.

17 Dianna Campellone, Accell Property Management, Inc.

18 Steve Feistel, Accell Property Management, Inc.

19  
20 **Purpose of the Meeting**

21 The Chair announced that the purpose of the meeting was to elect five (5)  
22 candidates to the Board of Directors for a one (1) year term.

23  
24 **Inspectors of Election**

25 Brenan Cheung (4858 Larwin Avenue), was introduced as the Inspector of  
26 Election duly appointed by the Board.

27  
28 **Announcement of Quorum**

29 Brenan Cheung announced that a quorum had been obtained with 126  
30 sealed ballots received.

31  
32 **Proof of Notice of Meeting**

33 Management submitted an affidavit of mailing as proof that Notice of the  
34 Meeting was mailed to the Membership.

35 **Reading of the Minutes of the Preceding Meeting**

36 Betsy-Ann Toffler addressed the Membership and requested a motion to  
37 read or waive the reading of the minutes of the previous annual election  
38 meeting. A motion was made and seconded to waive the reading of the  
39 Minutes. The motion carried without opposition.

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41 **Report of Officers**

42 There were no Officers' Reports.

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44 **Reports of Committees**

45 There were no Committee Reports.

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47 **Election of Directors**

48 The declared candidates were introduced to those in attendance.

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50 **Nomination of Candidates from the Floor**

51 There were no nominations of candidates.

52

53 **Presentations by the Candidates**

54 There were no presentations by Candidates.

55

56 **Voting Procedures**

57 Management explained the voting procedures involving cumulative voting.  
58 Homeowners may cast all five (5) votes for one (1) candidate or cast up to  
59 five (5) votes for each candidate. No fractional voting is permitted.

60

61 **Balloting**

62 The Membership was asked to cast their ballots and deposit them, in the  
63 official sealed envelopes, with the Inspectors of Election. Following casting  
64 and collection of the ballots, a motion was made and duly seconded to close  
65 the balloting. The motion passed without opposition.

66

67 **Unfinished Business**

68 There was no unfinished business.

69 **New Business**

70 There was no new business

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72 **Election Results**

73 Following the tabulation of the votes, the Inspectors of Election presented  
74 the results of the balloting to the Chair. The following vote was announced  
75 to the Membership:

76

77 Robin Barrett received 5 votes

78 David Clifton received 5 votes

79 Judith Fischer (Incumbent) received 128 votes

80 Tamara Honegan received 162 votes

81 Carl Kroll received 23 votes

82 John Russell (Incumbent) received 130 votes

83 Diane Woodman (Incumbent) received 120 votes

84

85 **IRS Revenue Ruling 70-604:**

86 108 Votes For

87 11 Votes Against

88 7 Vote Abstaining

89

90 Brenan Cheung, Inspector of Election, reported that Judith Fischer, Tamara  
91 Honegan, Carl Kroll, John Russell, and Diane Woodman were elected to  
92 serve on the Association's Board of Directors for a one (1) year term.

93

94 The proposal for the IRS Revenue Ruling 70-604 passed by majority vote.

95

96 **Adjournment**

97 There being no further business to come before the Membership, a motion  
98 was made and duly seconded to adjourn the Annual Membership Meeting at  
99 9:15 p.m. The motion passed without opposition.

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101 **Attest**

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President

  
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Secretary