

**Cypress Home Owners Association
Board of Directors Meeting Minutes
April 26, 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 April 26,
3 2012, Clubhouse #2, Cypress, California. The Vice President of the Board of
4 Directors, Betsy-Ann Toffler, called the Meeting to order at 7:20 p.m. with a quorum of
5 Directors present.

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7 **Directors Present**

8 Betsy-Ann Toffler, Vice President
9 Judith Fischer, Secretary/Treasurer
10 Diane Woodman. Director At Large

11
12 **Directors Absent**

13 John Russell, President

14
15 **Also Attending**

16 Yamy Criblez, Accell Property Management, Inc.
17 Seven (7) homeowners

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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 April
22 26, 2012.

- 23
24 1. Approval of the Executive Session Minutes from March 29, 2012
25 2. Homeowner Correspondence
26 3. Delinquencies
27 4. Levying of Liens
28 5. Review of Correspondence Submitted by The Judge Law Firm
29 6. Review of Collection Status Report submitted by The Judge Law Firm

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

Executive Session

33	<u>Minutes</u>	Minutes
34	The Board of Directors reviewed the Minutes from the March 29, 2012, Board of	
35	Directors Meeting. Following review and discussion, <u>a motion was made by Judith</u>	
36	<u>Fischer and seconded by Diane Woodman to approve the Minutes as presented.</u>	
37	<u>The motion carried unanimously.</u>	
38		
39	<u>Architectural Matters</u>	
40	The Board of Directors reviewed an architectural application submitted by the	4633 Larwin
41	homeowner of 4633 Larwin Avenue for the installation of a heat pump	
42	including running new refrigerator lines outside building, painted to match current	
43	exterior color. Following review and discussion, <u>a motion was made by Betsy-Ann</u>	
44	<u>Toffler and seconded by Judith Fischer to approve the application as submitted. The</u>	
45	<u>motion carried unanimously.</u>	
46		
47	<u>Consent Calendar and Resolutions</u>	
48	The Board of Directors reviewed a Lien Authorization Consent Calendars for the	Consent Calendar
49	following account numbers: A17400001457801, A17400001478401, and	
50	17400001463402. Following review and discussion, <u>a motion was made by Betsy-</u>	
51	<u>Ann Toffler and seconded by Judith Fischer to approve the Lien Authorization</u>	
52	<u>Consent Calendars, with the exception of #A1740001478401, for which a payment</u>	
53	<u>plan was adopted. The motion carried unanimously.</u>	
54		
55	<u>Financials</u>	
56	The Board of Directors reviewed the financial statements for the period ending	Financials
57	March 29, 2012. Following review and discussion, <u>a motion was made by Judith</u>	
58	<u>Fischer and seconded by Diane Woodman to approve the financial statements as</u>	
59	<u>presented. The motion passed unanimously.</u>	
60		
61	<u>Maintenance and Service Proposals</u>	
62	The Board of Directors reviewed a proposal submitted by Collins Builders for carport	Collins Builders
63	roof repairs at 4728 and 4754, at a cost of nine hundred thirty-nine dollars (\$939.00).	
64	Following review and discussion, <u>it was the general consent of the Board of Directors</u>	
65	<u>to deny this proposal and obtain at least one (1) additional proposal for review at the</u>	
66	<u>next Board Meeting.</u>	
67		
68	The Board of Directors reviewed a proposal submitted by Antis Roofing and	Antis Roofing and
69	Waterproofing, Inc. for securement of loose conduits and conduit flashings	Waterproofing, Inc.

70 throughout Cypress Home Owners Association. Following review and discussion, it
71 was the general consent of the Board of Directors to table this matter until further
72 notice.

73

74 The Board of Directors reviewed correspondence and various estimates regarding
75 tot lots submitted by Wilkins Solutions Enterprises. Following review and discussion,
76 it was the general consent of the Board of Directors to table this matter until further
77 information can be provided.

78

79 The Board of Directors reviewed a proposal submitted by Brooker Associates, Inc. to
80 power wash and paint carports, at a cost of thirty-seven thousand nine hundred
81 dollars (\$37,900.00). Following review, it was the general consent of the Board of
82 Directors to deny this proposal.

83

84 The Board of Directors reviewed a proposal submitted by Aquatic Balance for mastic
85 Replacement at Pool #1 at a cost of two thousand one hundred sixty-eight dollars
86 and ten cents (\$2,168.10). Following review and discussion, a motion was made by
87 Judith Fischer and seconded by Diane Woodman to approve the proposal as
88 submitted. The motion carried unanimously.

89

90 **Administration & Operating Request and Actions**

91 The Board of Directors reviewed correspondence submitted by Total Landscape
92 Maintenance regarding solar lights. Following review and discussion, it was the
93 general consent of the Board to table this matter until the next Board Meeting.

94

95 The Board of Directors reviewed Rules, Regulations, and Architectural Guidelines.
96 Following review and discussion, it was the general consent of the Board of Directors
97 to table this matter until further notice.

98

99 The Board of Directors reviewed the Approved 2012 Project Calendar. Following
100 review and discussion, it was the general consent of the Board of Directors to amend
101 the calendar.

102

103 **Adjournment**

104 There being no further business to come before the Board, it was the general consent
105 of the Board of Directors to adjourn the meeting at 8:20 p.m.

106

107 **Attest**

Wilkins Solutions
Enterprises

Brooker
Associates, Inc.

Aquatic Balance

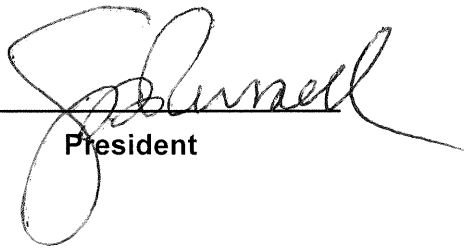
Total Landscape
Maintenance

Rules, Regulations,
and Architectural
Guidelines

2012 Project
Calendar

Adjournment

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President



Secretary