

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
August 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 Thursday  
3 August 23, 2012, Clubhouse #2, Cypress, California. John Russell, President, called  
4 the meeting to order at 6:55 p.m. with a quorum of Directors present.

5  
6 **Directors Present**

7 John Russell, President  
8 Judith Fischer, Secretary/Treasurer  
9 Diane Woodman. Director At Large

10  
11 **Directors Absent**

12 Betsy-Ann Toffler, Vice President

13  
14 **Also Attending**

15 Yamy Criblez, Accell Property Management, Inc.  
16 Two (2) Homeowners

17  
18 **Executive Session Meeting Topics**

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

- 22  
23 1. Approval of the Executive Session Minutes from July 26, 2012  
24 2. Delinquencies  
25 3. The Judge Law Firm correspondence

26  
27 The foregoing Resolution is executed pursuant to the general consent of the Board  
28 of Directors.

29  
30 **Minutes**

31 The Board of Directors reviewed the Minutes from July 26, 2012, Regular Session  
32 Minutes. Following review and discussion, a motion was made by Judith Fischer and  
33 seconded by Diane Woodman to approve the Minutes as amended. The motion  
34 carried unanimously.

Executive Session

Minutes

35 **Financials**

36 The Board of Directors reviewed the financial statements for the period ending July  
37 31, 2012. Following review and discussion, a motion was made by Judith Fischer  
38 and seconded by Diane Woodman to approve the financial statements as presented.  
39 The motion carried unanimously.

Financial  
Statement

40

41 **Board Actions**

42 The Board of Directors reviewed a proposal submitted by Antis Roofing and  
43 Waterproofing for flashing repairs at the following buildings 4612-4622 and 4785-  
44 4795 Larwin Avenue. Following review and discussion, a motion was made by Diane  
45 Woodman and seconded by John Russell to approve the proposal at a cost of seven  
46 hundred forty dollars (\$740.00). However, the association would not be billed for  
47 these repairs, as they currently have a credit with the vendor, which would be used  
48 towards these repairs. The motion carried unanimously.

Antis Roofing and  
Waterproofing

49

50 The Board of Directors also reviewed a report submitted by Antis Roofing and  
51 Waterproofing concerning a leak at 4529 Larwin Avenue. No further action was  
52 required at this time.

Antis Roofing and  
Waterproofing

53

54 The Board of Directors reviewed proposals for the repairs of the block wall fronting  
55 Ball Rd. across from 4551 Larwin Avenue. Following review and discussion, a motion  
56 was made by Judith Fischer and seconded by Diane Woodman to approve the  
57 proposal submitted by Pacific Rim Architectural Services in the amount of one  
58 thousand six hundred fifty dollars (\$1,650.00). The motion carried unanimously.

59

60 The Board of Directors reviewed a proposal submitted by Arenas Painting for the  
61 Repairs and painting of the clubhouses at a cost of three thousand five hundred  
62 dollars (\$3,500.00). Following review and discussion, it was the general consent of  
63 the Board of Directors to deny the proposal.

Clubhouse Painting  
Proposals

64

65 In addition, the Board of Directors reviewed a proposal also from Arenas Painting in  
66 the amount of seven hundred fifty dollars (\$750.00) for minor repairs/painting in the  
67 clubhouses. Following review, a motion was made by Diane Woodman and  
68 seconded by John Russell to approve the proposal as presented. The motion carried  
69 unanimously.

70

71 The Board of Directors reviewed proposals for playground upgrades from two (2)  
72 vendors. Following review and discussion, it was the general consent of the Board of  
73 Directors to table this matter to the next meeting.

74

75 **New Business**

76 The Board of Directors reviewed a proposal submitted by Prendiville Insurance for the  
77 renewal of the earthquake insurance in the amount of one hundred thousand  
78 nine hundred eleven dollars (\$100,911.00). Following review and discussion, a  
79 motion was made by Judith Fischer and seconded by John Russell to approve the  
80 proposal as presented. The motion carried unanimously.

Prendiville  
EQ Insurance  
Proposal

81  
82 **New Business**

83 The Board of Directors discussed the air conditioning unit in Clubhouse  
84 #1 that is not working and needs replacement. Following review and discussion, it  
85 was the general consent of the Board of Directors that the need for immediate action  
86 exists because A.) there is a need to take immediate action and B.) the need came to  
87 the attention of the Board after the Agenda was posted. Therefore, the Board has  
88 agreed, by general consent, to review proposals for the replacement of the heating  
89 and air conditioning units in Clubhouse #1. However, a decision cannot be made at  
90 this time. This matter has been tabled to the next meeting.

HVAC Proposal  
for CH#1

91  
92 **Adjournment**

93 There being no further business to come before the Board, it was the general consent  
94 of the Board of Directors to adjourn the meeting at 8:39 p.m.

Adjournment

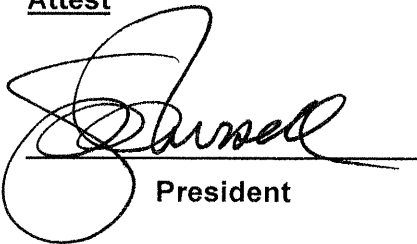
95  
96 **Open Forum**

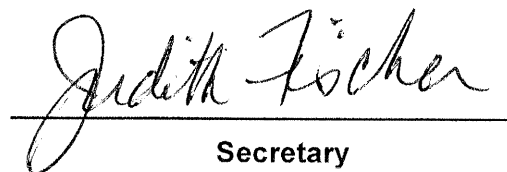
97 The following items were discussed during Open Forum.

Open Forum

- 98 1. Newsletter items
- 99 2. Non-residents rummaging through trash
- 100 3. Management oversight of vendors
- 101 4. Wheelstop replacements and notification to homeowners.

102  
103 **Attest**

104  
105  
106  
107   
President

  
Secretary