

CYPRESS HOME OWNERS ASSOCIATION

c/o Accell Property Management, Inc. 23046 Avenida De La Carlota, Suite 700, Laguna Hills, CA 92653

BOARD OF DIRECTORS GENERAL SESSION MINUTES CLUBHOUSE #2 JULY 18, 2019

BOARD OF DIRECTOR'S ATTENDANCE

<u>Name</u>	<u>Position</u>	<u>Attendance</u>
John Russell	President	Present
Jack Nance	Vice President	Arrived 6:47 PM
Deanna Borodayko	Secretary	Present
Jean Redfearn	Treasurer	Present
VACANT	Director at Large	N/A

Management: John Kern, Community Manager, Accell Property Management, Inc.

ESTABLISHMENT OF QUORUM & CALL TO ORDER

Quorum was established as noted above and called to order by John Russell at 6:46 PM.

SUMMARY OF EXECUTIVE SESSION

- A. Establishment of Quorum/Call to Order
- B. Executive Meeting Minutes from June 20, 2019
- C. Delinquency
- D. Management Reports
- E. Adjournment

HOMEOWNER FORUM

Five (5) Homeowners present. Topics Discussed: Emergency Preparedness Response Team, Website Update, Trash Enclosure Cleaning, Architectural Application, 4615 Larwin Avenue front porch concrete needs repairs.

MINUTES

A. June 20, 2019 General Meeting

A motion was made by Jean Redfearn and seconded by Deanna Borodayko to approve the General Meeting Minutes from June 20, 2019 with the following corrections: line 92-96 Architectural Application notes that six (6) windows are to be replaced. After no further discussion, the motion carried unanimously.

CONSENT CALENDAR

A. Lien Authorization

Following review and discussion, it was the general consent of the Board of Directors to table this discussion pending acceptance of proposed payment plan for account number 14784.

40 **MAINTENANCE PROPOSALS**

41 **A. Fence Replacement/Repair**

42 A motion was made by Jean Redfearn and seconded by Deanna Borodayko to
43 postpone this discussion until the next meeting. After no further discussion, the motion
44 carried unanimously.
45

46 **ARCHITECTURAL**

47 **A. 4799 Larwin Avenue – Installation of HVAC**

48 A motion was made by Jean Redfearn and seconded by Deanna Borodayko to approve
49 the architectural application submitted by Owner, Betty Germanero, for the installation
50 of a new HVAC equipment with condenser with the following condition(s): conduit line
51 must have a cover and cover painted to match exterior. After no further review, the
52 motion carried unanimously.
53

54 **FINANCIAL**

55 **A. Bank Transfer To Reserve Account, Cds, Cdars**

56 Following review and discussion, no further action was taken.
57

58 **B. June 30, 2019 Financial Statement**

59 A motion was made by Jean Redfearn and seconded by Jack Nance to postpone the
60 discussion regarding the Financial Statement for period ending in June 30, 2019. After
61 no further discussion, the motion carried unanimously.
62

63 **NEW BUSINESS**

64 *Pursuant to California Civil Code Section 4930(d), the Board of Directors may address matters of new*
65 *business only after making a finding that the matter involves circumstances that could not have been*
66 *reasonably foreseen, and which of necessity make it impracticable to provide prior notice as required by*
67 *the California Civil Code.*
68

69 No new business at this time.
70

71 **MANAGEMENT REPORTS**

72
73 **A. Work Order Report (Pages 22-23)**

74
75 Following review and discussion, no further action was taken.
76

77 **NEXT MEETING DATE** – August 15, 2019

78 ADJOURNMENT

79 There being no further business to come before the Board of Directors, a motion was
80 made by Jean Redfearn and seconded by Deanna Borodayko to adjourn the General
81 Session Meeting at 8:00 PM. After no further discussion, the motion carried
82 unanimously.

83
84 Respectfully Submitted by: John Kern, Community Manager
85 Agent for Accell Property Management, Inc.

86
87 Deanna Borodayko
88 Secretary
89

9-26-19
Date