

**Cypress Home Owners Association
Annual Membership Meeting Minutes
January 6, 2009**

1 Upon due notice, given and received, the Cypress Home Owners
2 Association held its Annual Membership Meeting on Tuesday, January 6,
3 2009. The Meeting was held at Clubhouse #2, Cypress, CA 90630. The
4 Meeting was called to order at 7:55 p.m. with a quorum of Members present.

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6 **Directors Present:**

7 Judith Fischer, President

8 Karen Hesky, Treasurer

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10 **Directors Absent:**

11 Donald Moreau, Vice President

12 Betsy-Ann Toffler, Secretary

13 Dawn Masick, Director at Large

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15 **Also Attending:**

16 Ramona Acosta, Accell Property Management, Inc.

17 Silvia Gutierrez, Accell Property Management, Inc.

18 Dan Smith, Cane, Walker & Harkins, LLP

19 Robert Kaplinsky, 4612 Larwin Avenue, Inspector of Election

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21 **Purpose of the Meeting**

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

24
25 **Inspector of Election**

26 Robert Kaplinsky, 4612 Larwin Avenue, was introduced as the Inspector of
27 Election duly appointed by the Board.

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29 **Announcement of Quorum**

30 Ramona Acosta announced that a quorum had been obtained with 139
31 sealed ballots received.

33 **Proof of Notice of Meeting**

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

36

37 **Reading of the Minutes of the Preceding Meeting**

38 Ramona Acosta addressed the Membership and read the minutes of the
39 previous annual election meeting.

40

41 **Report of Officers**

42 Judith Fischer presented the President's report and provided an overview of
43 the Association's activities during the past year.

44

45 Karen Hesky presented the Treasurer's report and provided an overview of
46 the Association's financial status and activities.

47

48 **Reports of Committees**

49 There were no Committee Reports.

50

51 **Election of Directors**

52 The declared candidates were introduced to those in attendance.

53

54 **Nomination of Candidates from the Floor**

55 At this time the Chair opened the floor to nominations of candidates.

56

57 John Russell was nominated as a candidate for the Board. John Russell
58 accepted the nomination and his name was added as an official candidate
59 for the Board.

60

61 David Chu was nominated as a candidate for the Board. David Chu
62 accepted the nomination and his name was added as an official candidate
63 for the Board.

64

65 Pamela Morris was nominated as a candidate for the Board. Pamela Morris
66 accepted the nomination and her name was added as an official candidate
67 for the Board.

68

69 Brenan Cheung was nominated as a candidate for the Board. Brenan
70 Cheung accepted the nomination and his name was added as an official
71 candidate for the Board.

72
73 Becky Fisher was nominated as a candidate for the Board. Becky Fisher
74 accepted the nomination and her name was added as an official candidate
75 for the Board.

76
77 **Presentations by the Candidates**

78 Each of the candidates addressed the Membership and provided their
79 reasons for running for the Board along with their qualifications.

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81 **Voting Procedures**

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

85
86 **Balloting**

87 The Membership was asked to cast their ballots and deposit them, in the
88 official sealed envelopes, with the Inspector of Election. Following casting
89 and collection of the ballots, a motion was made and duly seconded to close
90 the balloting. The motion passed without opposition.

91
92 **Unfinished Business**

93 There was no unfinished business.

94
95 **New Business**

96 The owners present discussed the following:

- 97 1. Amending the Bylaws to require membership as a qualification to
- 98 serve on the Board of Directors;
- 99 2. Status of the roof replacement project;
- 100 3. Earthquake Insurance Coverage;
- 101 4. Condition of the landscape;
- 102 5. Painting of the buildings;
- 103 6. Increased dues; and
- 104 7. Financial reporting to the members.

105

106

107 **Election Results**

108 Following the tabulation of the votes, the Inspector of Election presented the
109 results of the balloting to the Chair. The following vote was announced to
110 the Membership:

111

112 Election of Board Members:

113 Katie Bryson received 106 votes

114 Judith Fischer (incumbent) received 73 votes

115 Karen Hesky (incumbent) received 62 votes

116 Donald Moreau (incumbent) received 78 votes

117 Betsy-Ann Toffler (incumbent) received 70 votes

118 David Chu received 62 votes

119 Pam Morris received 60 votes

120 Brenan Cheung received 66 votes

121 Becky Fisher received 58 votes

122 John Russell received 59 votes

123 Robin Barrett (write-in) received 1 vote

124 John Fisher (write-in) received 1 vote

125

126 IRS Revenue Ruling 70-604:

127 105 Votes For

128 20 Votes Against

129 19 Vote Abstaining

130

131 Robert Kaplinsky, Inspector of Election, reported that Katie Bryson, Donald
132 Moreau, Judith Fischer, Betsy-Ann Toffler, and Brenan Cheung received the
133 highest number of votes and were duly elected to the Board to serve a one
134 (1) year term.

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

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142 **Adjournment**

143 There being no further business to come before the Membership, a motion
144 was made and duly seconded to adjourn the Annual Membership Meeting
145 at 9:28 p.m. The motion passed without opposition.

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148 **Attest**

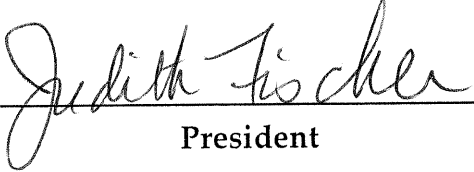
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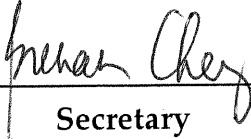
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President



Secretary