

**Cypress Home Owners Association
Board of Directors Meeting Minutes
October 27, 2011**

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 October 27,
3 2011, at Clubhouse #2, Cypress, California. The President of the Board of Directors,
4 Betsy-Ann Toffler, called the meeting to order at 6:55 p.m. with a quorum of Directors
5 present.

6
7 **Directors Present**

8 Betsy-Ann Toffler, President
9 John Russell, Vice President
10 Judith Fischer, Treasurer
11 Donald Moreau, Secretary

12
13 **Directors Absent**

14 Vacant, Member at Large

15
16 **Also Attending**

17 Jason G. Carter, CCAM, Accell Property Management, Inc.
18 Four (4) Homeowners present

19
20 **Executive Session Meeting Topics**

21 In accordance with California Civil Code Section 1363.05, the Board notes that the
22 following topics were discussed during an Executive Session Meeting held on
23 September 22, 2011.

Executive Session

- 24
25 1. Approval of the Executive Session Minutes from September 22, 2011
26 2. Membership Discipline
27 3. Statement of Accounts Preliminary to Recording Lien
28 4. Collection Status Report submitted by The Judge Law Firm
29 5. Collection Status Report submitted by Cane, Walker and Harkins
30 6. Delinquent Accounts

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

34 **Minutes**

35 The Board of Directors reviewed the Minutes from the September 22, 2011 Board of
36 Directors Meeting. Following review and discussion, a motion was made by Don
37 Moreau and seconded by Judith Fischer to approve the Minutes as presented. The
38 motion carried unanimously.

39

40 The Board of Directors reviewed the Minutes from the June 23, 2011 No Quorum By-
41 Law Amendment Meeting. Following review and discussion, a motion was made by
42 Don Moreau and seconded by John Russell to approve the Minutes as presented.
43 The motion carried unanimously.

44

45 The Board of Directors reviewed the Minutes from the August 25, 2011 No Quorum
46 By-Law Amendment Meeting. Following review and discussion, a motion was made
47 by Don Moreau and seconded by John Russell to approve the Minutes as presented.
48 The motion carried unanimously.

49

50 **Board Actions**

51 The Board of Directors reviewed a Lien Authorization Consent Calendar for the
52 following account numbers: A1740001455701, A1740001457801 and
53 A1740001477101. Following review and discussion, a motion was made by Betsy-
54 Ann Toffler and seconded by Don Moreau to approve the Lien Authorization Consent
55 Calendar as submitted. The motion carried unanimously.

56

57 The Board of Directors reviewed an architectural application submitted by the
58 homeowner of 4633 Larwin Avenue for the replacement of their patio fence.
59 Following review and discussion, a motion was made by Betsy-Ann Toffler and
60 seconded by Don Moreau to approve the application as submitted. The motion
61 carried unanimously.

62

63 The Board of Directors reviewed an architectural application submitted by the
64 homeowner of 4635 Larwin Avenue for the replacement of their patio fence.
65 Following review and discussion, a motion was made by Betsy Ann Toffler and
66 seconded by Don Moreau to approve the application as submitted. The motion
67 carried. Judith Fischer abstained.

68

69 The Board of Directors reviewed the proposal submitted by Antis Roofing to perform
70 roof repairs at 4529 Larwin Avenue. Following review and discussion, a motion was

Minutes

Consent Calendar
& Resolutions

Architectural
Applications

4529 Larwin
Avenue

71 made by Don Moreau and seconded by Betsy Ann Toffler to approve the proposal as
72 submitted at a cost not to exceed one thousand six hundred thirteen dollars
73 (\$1,613.00). The motion carried unanimously.

74

75 The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc., to
76 acid wash pool number one. Following review and discussion, a motion was made
77 by Betsy Ann Toffler and seconded by John Russell to approve the proposal as
78 submitted at a cost not to exceed nine hundred seventy five dollars and fifty cents
79 (\$975.50). The motion carried unanimously.

80

81 The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc., to
82 acid wash pool number two. Following review and discussion, a motion was made
83 by Betsy Ann Toffler and seconded by John Russell to approve the proposal as
84 submitted at a cost not to exceed nine hundred seventy five dollars and fifty cents
85 (\$975.50). The motion carried unanimously.

86

87 The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc., to
88 replace the deck mastic around pool number two. Following review and discussion,
89 a motion was made by Betsy Ann Toffler and seconded by John Russell to approve
90 the proposal as submitted at a cost not to exceed one thousand six hundred twenty
91 five dollars (\$1,625.00). The motion passed unanimously.

92

93 **Financials**

94 The Board of Directors reviewed the financial statements for the period ending
95 September 31, 2011. Following review and discussion, a motion was made by Judith
96 Fischer and seconded by John Russell to approve the financial statements as
97 presented. The motion passed unanimously.

98

99 The Board of Directors reviewed proposed budget number one for fiscal year
100 January 1, 2012 to December 31, 2012 with no increase in the monthly assessment
101 and monthly funding to reserves of twenty one thousand seven hundred thirty three
102 dollars (\$21,733.00). Following review and discussion, a motion was made by
103 Betsy-Ann Toffler and seconded by Don Moreau to deny the budget as presented.
104 The motion carried. Judith Fischer was against. Furthermore, a motion was made
105 by Betsy Ann Toffler and seconded by Don Moreau to approve an increase in
106 assessments ten dollars (\$10.00) from two hundred seventy five dollars (\$275.00) to
107 two hundred eighty five dollars (\$285.00) and a monthly funding to reserves of

Pool Maintenance

Financials

FY 2012 Budget

108 twenty four thousand two hundred thirty three dollars (\$24,233.00). The motion
109 carried. Judith Fischer was against.

110

111 **Homeowner Open Forum**

112 The following items were discussed during Open Forum: painting, wood rot and
113 trash bin usage.

Open Forum

114

115 **Adjournment**

116 There being no further business to come before the Board, it was the general consent
117 of the Board of Directors to adjourn the meeting at 8:34 p.m.

Adjournment

118

119 **Attest**

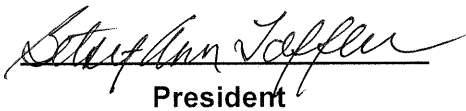
120

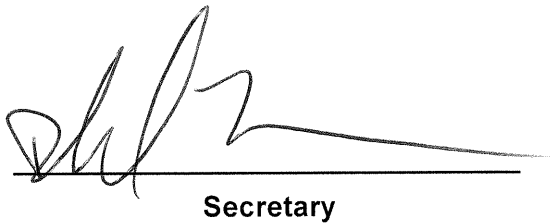
121

122

123

124


President


Secretary