

Cypress Home Owners Association
Board of Directors Meeting Minutes
Revised
February 26, 2009

1 Upon due notice, given and received, the Cypress Home Owners Association
2 Board of Directors held their regularly scheduled Board of Directors Meeting
3 on Thursday, February 26, 2009 at Clubhouse #2, Cypress, California. The
4 Board President Donald Moreau called the meeting to order at 7:16 p.m. with a
5 quorum of Directors present.

6

7 Directors Present

8 Donald Moreau, President

9 Katie Bryson, Vice President

10 Brenan Cheung, Treasurer

11 Betsy-Ann Toffler, Secretary

12 Judith Fischer, Director at Large

13

14 Directors Absent

15 None

16

17 Also Attending

18 Ramona Acosta, Accell Property Management, Inc.

19 Silvia Gutierrez, Accell Property Management, Inc.

20 Anthony Hernandez, Artistic Maintenance

21 Approximately Ten (10) Homeowners

22

23 Executive Session Meeting Topics

24 In accordance with California Civil Code Section 1363.05, the Board notes that
25 the following topics were discussed during an Executive Session Meeting held
26 on February 26, 2009:

27

28 1. Homeowner correspondence regarding noise nuisance
29 concerns

30 2. Legal correspondence submitted by The Judge Law Firm
31 for Accounts #4250 and #114746

32 3. Approval of a Resolution to Foreclose against account
33 #114670

34
35 The foregoing resolution is executed pursuant by the general consent of the
36 Board of Directors.

37
38 **Homeowner Open Forum**

39 The following issues and topics were discussed during the Homeowner Open
40 Forum: vendors provided by Farmers Insurance that damaged personal
41 property. How vendors are paid and who verifies that the work was
42 completed per the contract and ultimately who approves payment.
43 Earthquake insurance and the presentation at the March 2009 meeting, and
44 whether the Association will be obtaining additional landscape maintenance
45 proposals in May.

Open Forum

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47 **Minutes**

48 The Board of Directors reviewed the Minutes from the January 29, 2009
49 Board of Directors Meeting. Following review, it was the general unanimous
50 consent of the Board of Directors to table the January 29, 2009 Meeting
51 Minutes so that corrections can be made.

Minutes

52
53 **Board Actions**

54 The Board of Directors reviewed the Playground Inspection Report submitted
55 by Playground Safety Analysts. After review and discussion, it was the
56 general consent of the Board of Directors that no further action is necessary.

Playground
Inspection Report

57
58 The Board of Directors reviewed the proposals for playground removal for
59 playground #1 submitted by Micon Construction at a cost of \$5,250.00,
60 Emercon Construction at a cost of \$3,621.09 and ProTec Building Services in
61 the amount of \$1,840.00. After discussion, it was the general unanimous
62 consent of the Board of Directors to table the removal of the playgrounds
63 until there are adequate funds to install new playground equipment.

Playground
Removal

64 The Board of Directors reviewed roofing proposals submitted Antis Roofing
65 and Waterproofing at a cost of: \$99,241.00 for 20-year warranty roofs,
66 \$88,646.00 for 5-year warranty roofs and \$77,845.00 for the mansards, and a
67 proposal from Royal Roof Co. at a cost of: \$209,950.00 for 15-year warranty
68 roofs and mansards, and a proposal for the cost of replacing all of the ply-
69 wood at a cost of \$78,480.00. After review and discussion, it was the general
70 consent of the Board of Directors to table this item so that additional bids
71 could be obtained and so that the existing bids could be revised to include the
72 re-roof of building #4751-4755 and Clubhouse #2.

Roofing

74 The Board of Directors reviewed proposals for wrought iron repairs at Pool
75 #3 submitted by Arenas Painting in the amount of \$1,050.00 and Plumline
76 Construction in the amount of \$1,471.00. After discussion, it was the general
77 consent of the Board of Directors to table this item so that additional bids can
78 be obtained.

Pool #3 Fence

80 The Board of Directors reviewed the clubhouse Reservations Compensation
81 Resolution for new Clubhouse Manager Sabrina Moreau. After review, a
82 motion was made by Betsy-Ann Toffler to maintain the Clubhouse Manager
83 compensation amount at \$50.00 with the \$20.00 per reservation fee going to
84 the Association to help pay for the maintenance of the clubhouses. The
85 motion failed to receive a second, and died. After discussion, a motion was
86 made by Katie Bryson and seconded by Betsy-Ann Toffler to raise the
87 Clubhouse Manager compensation to \$75.00, with the \$20.00 per reservation
88 fee to go to the Association to help maintain the clubhouses. The motion
89 passed (4)-(0) with Don Moreau abstaining. Management was instructed to
90 cut a check to Sabrina Moreau for \$50.00 for January 2009 and \$50.00 for
91 February 2009.

Clubhouse
Manager

93 Financials

94 The Board of Directors reviewed correspondence from Accell Property
95 Management regarding the Merrill Lynch Account Bank Transaction
96 Resolution. After discussion, it was the general unanimous consent of the
97 Board of Directors to obtain a recommendation to ladder the Association's
98 CDs, along with average CD rates from Merrill Lynch.

Merrill Lynch

99 The Board of Directors reviewed the financial statements for the periods
100 ending January 31, 2009. After review, a motion was made by Brenan Cheung
101 and seconded by Don Moreau to approve the financial statements for the
102 period ending January 31, 2009 subject to audit. The motion passed
103 unanimously.

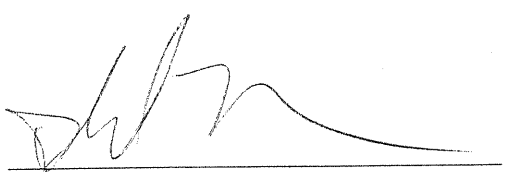
Financials

104
105 Adjournment

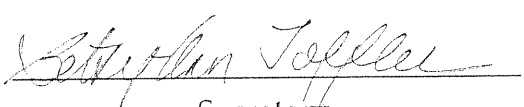
106 There being no further business to come before the Board, it was the general
107 consent of the Board of Directors to adjourn the meeting at 8:48 p.m.

Adjournment

108
109 Attest

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114 President

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114 Secretary

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