

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
July 24, 2008**

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, July 24, 2008 at Clubhouse #2, Cypress, California. Judith  
4 Fischer, President, called the meeting to order at 7:09 p.m. with a quorum of  
5 Directors present.

6

7 **Directors Present**

8 Judith Fischer, President  
9 Donald Moreau, Vice President  
10 Karen Hesky, Treasurer  
11 Betsy-Ann Toffler, Secretary  
12 Dawn Masick, Director at Large

13

14 **Directors Absent**

15 None

16

17 **Also Attending**

18 Ramona Acosta, Accell Property Management, Inc.  
19 Amber Korody, Accell Property Management, Inc.  
20 Anthony Hernandez, Artistic Maintenance  
21 Nine (9) 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 July 24, 2008:

27

- 28 1. Approval of Executive Session Meeting Minutes of June  
29 26, 2008
- 30 2. Show Cause Hearings
- 31 3. Statements of Account Preliminary to Levying of Liens
- 32 4. Legal correspondence regarding delinquency status

Executive Session

- 33 5. Approval of Resolution to Foreclose against account
- 34 #114590
- 35 6. Review of the roofing contract with Royal Roofing
- 36 7. Review of legal opinion regarding Rule and Regulations
- 37

38 The foregoing resolution is executed pursuant by the general consent of the  
39 Board of Directors.

40

41 **Homeowner Open Forum**

42 The following issues and topics were discussed during the Homeowner Open  
43 Forum:

Open Forum

- 44 1. The costs shown on the annual audit for the increased administrative
- 45 expenses.
- 46 2. Reports of non-compliance
- 47 3. Various landscape issues
- 48

49 The owner of account #1147481 was present to request the reversal of the late  
50 fees against her assessment account. It was the general consent of the Board to  
51 add discussion regarding the owner's request to the agenda as an immediate  
52 need item. A motion was made by Karen Hesky and seconded by Judith  
53 Fischer to reverse the late fees from the owner's account. The motion carried  
54 unanimously.

55

56 **Presentation**

57 Anthony Hernandez of Artistic Maintenance, Inc. discussed several landscape  
58 issues that have been reported by the homeowners. Mr. Hernandez advised  
59 that immediate need items should be forwarded to his email for the quickest  
60 response time. He also advised that he has instructed his crew to blow the  
61 grass clippings away from units and the yards. Should the homeowners have  
62 a complaint regarding the landscape it should be reported to Management,  
63 who can then notify the superintendent and the branch manager for  
64 correction.

Artistic Maintenan

65  
66  
67

68 **Minutes**  
69 The Board of Directors reviewed the Minutes from the June 26, 2008 Board of  
70 Directors Meeting. Following review and discussion, a motion was made by  
71 Karen Hesky and seconded by Judith Fischer to approve the Minutes as  
72 submitted. Don Moreau and Betsy-Ann Toffler abstained. The motion  
73 carried three to zero.

74

75 **Board Actions**

76 The Board of Directors reviewed the Lien Authorization Consent Calendar  
77 for the following accounts: #114706, #114711, #114791, #114613, and #114767.  
78 Following review and discussion, a motion was made by Karen Hesky and  
79 seconded by Judith Fischer to approve the Consent Calendar as submitted.

80

81 The Board reviewed the Special Resolutions of the Board of Directors via  
82 Unanimous Written Consent to approve the change orders submitted by Royal  
83 Roofing for 4785-4795 Larwin at a total cost of \$10,458.00 and 4541-4551 Larwin,  
84 at a total cost of \$10,722.00. A motion was made by Karen Hesky and  
85 seconded by Don Moreau, to approve the Special Resolutions. The motion  
86 unanimously passed.

87

88 The Board of Directors reviewed the proposals submitted by Park Specialties  
89 for removal of the existing equipment. Following review and discussion, it  
90 was the general consent of the Board to table the proposals, pending  
91 recommendations from the Playground Committee, to the August Board  
92 Meeting.

93

94 The Board of Directors reviewed the proposals from Artistic Maintenance for  
95 for the removal of the existing and installation of a new root barrier at 4733  
96 Larwin. Following review and discussion, a motion was made by Judith  
97 Fischer and seconded by Don Moreau to approve the proposal for the  
98 removal of the existing and installation of a new root barrier at 4733 Larwin,  
99 at a total cost of \$750.00. The motion carried unanimously.

100

101 The Board of Directors reviewed the proposals from Artistic Maintenance for  
102 for plant removals and installations at 4796 and 4800 Larwin. Following

Minutes

Consent Calendar

Resolution  
Royal Roofing  
Change Orders

Park  
Specialties

Artistic Maintenan

4796/4800  
Larwin

103 review and discussion, a motion was made by Judith Fischer and seconded  
104 by Dawn Masick to approve the proposal for the plant removals and  
105 installations at 4696 and 4800 Larwin with the noted changes, at a total cost of  
106 \$456.50. The motion carried unanimously.

107

108 The Board of Directors reviewed a proposal from Artistic Maintenance per  
109 the walk through notes of May 15, 2008. Following review and discussion, it  
110 was the general consent of the Board of Directors to table the proposal to the  
111 January 2009 meeting.

Artistic Maintenanc

112

113 The Board of Directors reviewed the proposal submitted by Suntrek for  
114 thermal solar pool heaters for pool area #1. It was the general consent of the  
115 Board of Directors to table further discussion until information was received  
116 regarding grants and rebates for the installation of the unit.

Suntrek

117

118 The Board of the Directors reviewed the proposals for wrought iron fence  
119 repairs for pool #2 submitted by Schlick Services, Collins Builders, Inc. and  
120 Show & Tell Property Services. Following review and discussion, it was the  
121 general consent of the Board of Directors to table further discussion until  
122 alternate proposals were obtained for full replacement of the fence with  
123 wrought iron and vinyl material.

Wrought Iron  
Fence

124

125 The Board of Directors reviewed earthquake insurance renewal proposal  
126 submitted by USI/BMI Insurance Services. Following review and discussion,  
127 a motion was made by Karen Hesky and seconded by Betsy-Ann Toffler to  
128 approve the proposal submitted by USI/BMI Insurance Services, at a total  
129 cost of \$117,746.88 with a twenty percent (20%) deductible. The motion  
130 carried unanimously.

Earthquake  
Insurance

131

132 The Board of Directors reviewed the requests for reimbursement for the water  
133 usage from the owners of 4600 and 4729 Larwin Avenue. Following review  
134 and discussion, a motion was made by Betsy-Ann Toffler and seconded by  
135 Karen Hesky to reimburse the owner of 4600 Larwin a total of \$12.00 and the  
136 owner of 4729 Larwin a total of \$15.00. The motion carried unanimously.

137

138 The Board of Directors reviewed the correspondence from CAI-CLAC  
139 regarding a request for financial support. Following review and discussion, a  
140 motion was made by Karen Hesky and seconded by Judith Fischer to send a  
141 donation on behalf of the Association, at a total of \$50.00. Karen Hesky,  
142 Judith Fischer, Don Moreau and Dawn Masick were in favor and Betsy-Ann  
143 Toffler was opposed to the motion. The motion carried.

144

#### 145 **Architectural Matters**

146 The Board of Directors reviewed an architectural application submitted by  
147 4834 Larwin Avenue to replace the front door. Following review and  
148 discussion, a motion was made by Don Moreau and seconded by Karen  
149 Hesky to approve the application as submitted. The motion carried  
150 unanimously.

151

152 A motion was made by Judith Fischer and seconded by Dawn Masick to add  
153 the architectural applications from 4813 and 4643 Larwin to the agenda as  
154 they were immediate need items.

155

156 The Board of Directors reviewed an architectural application submitted by  
157 4813 Larwin Avenue to install a bench in the front of their unit. Following  
158 discussion and review, a motion was made by Dawn Masick and Don  
159 Moreau to approve the application as submitted. The motion carried  
160 unanimously.

161

162 The Board of Directors reviewed an architectural application submitted by  
163 4643 Larwin Avenue to fencing in the rear of their unit. Following discussion  
164 and review, a motion was made by Dawn Masick and Don Moreau to  
165 approve the application as submitted. The motion carried unanimously.

166

#### 167 **Financials**

168 The Board of Directors reviewed the financial statement for the period  
169 ending June 30, 2008. Following review and discussion, a motion was made  
170 by Karen Hesky and seconded by Betsy-Ann Toffler to accept the financial  
171 statement as submitted, subject to audit. The motion carried unanimously.

172

4834 Larwin Ave.

4813/4643

Larwin Ave.

4813 Larwin Ave.

4643 Larwin Ave.

Financials

173 **Adjournment**

174 There being no further business to come before the Board, it was the general  
175 consent of the Board of Directors to adjourn the meeting at 9:00 p.m.

176

177 **Attest**

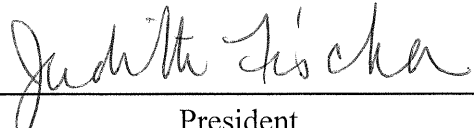
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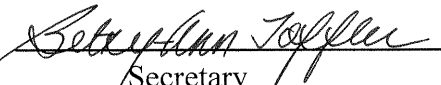
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President

  
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Secretary

Adjournment

Attest