

**Cypress Home Owners Association
Board of Directors Meeting Minutes
August 28, 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, August 28, 2008 at Clubhouse #2, Cypress, California. The
4 meeting was called to order at 7:16 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 Donald Moreau, Vice President
8 Karen Hesky, Treasurer
9 Dawn Masick, Director at Large

10
11 **Directors Absent**

12 Judith Fischer, President
13 Betsy-Ann Toffler, Secretary

14
15 **Also Attending**

16 Amber Korody, Accell Property Management, Inc.
17 Two (2) Officers from the Cypress Police Department
18 Approximately twenty (20) homeowners

19
20 The two (2) present officers from the Cypress Police Department reviewed
21 the items from 4721 Larwin Avenue and incidents that happened over the
22 weekend and advised of actions being taken regarding the owner on behalf
23 of the Cypress Police Department.

Presentation

24
25 **Executive Session Meeting Topics**

26 In accordance with California Civil Code Section 1363.05, the Board notes that
27 the following topics were discussed during an Executive Session Meeting held
28 on August 28, 2008:

Executive Session

- 29
30 1. Approval of Executive Session Meeting Minutes of July
31 24, 2008
32 2. Show Cause Hearing

- 33 3. Statements of Account Preliminary to Levying of Liens
34 4. Legal correspondence submitted by Cane, Walker &
35 Harkins
36 5. Review of the janitorial contract with Experiences
37 Janitorial Services, Inc.
38

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

41

42 **Homeowner Open Forum**

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

Open Forum

- 45 1. The retyping of the CC&Rs
46 2. Enforcement of the Violation and Fine Policy
47 3. Accepting Neighbor Complaints
48 4. Installation of signage for fines associated with pet rules
49

50 **Minutes**

51 The Board of Directors reviewed the Minutes from the July 24, 2008 Board of
52 Directors Meeting. Following review, a motion was made by Donald Moreau
53 and seconded by Dawn Masick to approve the Minutes as presented. The
54 motion unanimously passed.

Minutes

55

56 **Board Actions**

57 The Board of Directors reviewed the Lien Authorization Consent Calendar
58 for the following accounts: #114615, #114576 and #114592. Following review
59 and discussion, a motion was made by Donald Moreau and seconded by
60 Karen Hesky to approve the Consent Calendar as presented. The motion
61 unanimously passed.

Consent Calendar

62

63 The Board reviewed the Resolution of the Board of Directors via
64 Unanimous Consent regarding Royal Roofing Change Order #3. Following
65 review, a motion was made by Donald Moreau and seconded by Dawn
66 Masick to approve the Resolution as presented. The motion unanimously
67 passed.

Royal
Roofing

68 The Board of Directors reviewed a proposal for removal and installation of
69 plant material submitted by Artistic Maintenance. Following review, a
70 motion was made by Dawn Masick and seconded by Donald Moreau to
71 approve the proposal at a cost of three hundred eleven dollars and twenty-
72 five cents (\$311.25). The motion unanimously passed.

Artistic
Maintenance

73
74 The Board of Directors reviewed proposals for the replacement of the
75 wrought iron fence at pool number two. Following review and discussion,
76 it was the general consent of the Board of Directors to table action on this item
77 for further review at the next Board of Directors meeting with additional
78 proposals and pictures of the proposed vinyl material.

Fence
Replacement

79
80 Katie Bryson was present on behalf of the Playground Committee and
81 reported on the alternative solutions and their recommendations for the
82 Board of Directors. Therefore, it was the general consent of the Board of
83 Directors to authorize the Playground Committee to obtain proposals
84 pursuant to their recommendations.

Playground
Committee

85
86 The Board of Directors reviewed the proposal for solar heating of Pool #1
87 submitted by Suntrek Industries. Following review, it was the general
88 consent of the Board of Directors to table action on this item for further
89 review at the next Board of Directors meeting.

Suntrek
Industries

90
91 The Board of Directors reviewed correspondence submitted by Southern
92 California Edison regarding solar incentives. No action was necessary.

93
94 The Board of Directors reviewed a request for reimbursement for water usage
95 submitted by the owner at 4824 Larwin Avenue. Following review and
96 discussion, a motion was made by Karen Hesky and seconded by Dawn
97 Masick to reimburse the owner for the amount of two dollars and thirteen
98 cents (\$2.13). The motion unanimously passed.

4824 Larwin
Avenue

99 The Board of Directors reviewed the revised Rules & Regulations submitted
100 by Cane, Walker & Harkins. Following review, a motion was made by
101 Donald Moreau and seconded by Dawn Masick to send the Rules &
102 Regulations to the membership for the thirty-day (30) comment period.

Rules &
Regulations

104 The Board of Directors reviewed a request for landscape changes submitted
105 by the homeowner at 4771 Larwin Avenue. Following review, a motion was
106 made by Donald Moreau and seconded by Karen Hesky to approve the
107 request for landscape changes with the Landscape Committee's
108 recommendations. The motion unanimously passed.

4771 Larwin
Avenue

110 The Board of Directors reviewed the proposed Architectural Application
111 and Submission Checklist. Following review, a motion was made by Donald
112 Moreau and seconded by Karen Hesky to approve the revised Architectural
113 Application and Submission Checklist be sent to the membership with the
114 Rules and Regulations. The motion unanimously passed.

Architectural
Application

116 The Board of Directors reviewed correspondence submitted by Accell
117 Property Management, Inc. and City National Bank regarding the services
118 and changing banks. No action was necessary.

120 **Financials**

121 The Board of Directors reviewed the financial statement for the period
122 ending July 31, 2008. Following review and discussion, a motion was made
123 by Karen Hesky and seconded by Donald Moreau to accept the financial
124 statement as submitted. The motion carried unanimously.

Financials

126 **Adjournment**

127 There being no further business to come before the Board, it was the general
128 consent of the Board of Directors to adjourn the meeting at 9:10 p.m.

Adjournment

129 **Attest**

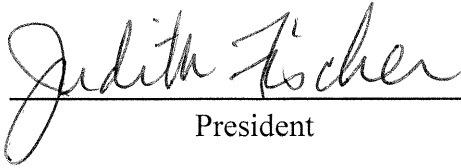
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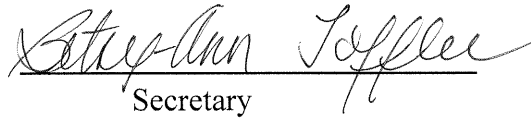
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134



President



Secretary

Attest