

**Cypress Home Owners Association
Board of Directors Meeting Minutes
October 20, 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 Monday, October 20, 2008 at Clubhouse #2, Cypress, California. The Board
4 President Judith Fischer called the meeting to order at 7:00 p.m. with a
5 quorum of 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 Approximately thirteen (13) 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 October 20, 2008:

27

- 28 1. Approval of Executive Session Meetings Minutes of
- 29 September 11, 2008 and September 25, 2008
- 30 2. Show Cause Hearings
- 31 3. Statements of Account Preliminary to Levying of Liens
- 32 4. Legal correspondence submitted by The Judge Law Firm

Executive Session

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

35

36 **Homeowner Open Forum**

37 The following issues and topics were discussed during the Homeowner Open
38 Forum:

Open Forum

- 39 1. Enforcement of the Violation and Fine Policy
- 40 2. Pest control concerns
- 41 3. Landscape and irrigation concerns
- 42 4. Painting of community

43

44 **Minutes**

45 The Board of Directors reviewed the Minutes from the September 25, 2008
46 Board of Directors Meeting. Following review, a motion was made by Betsy-
47 Ann Toffler and seconded by Karen Hesky to approve the September 25, 2008
48 Board of Directors Meeting Minutes as presented. The motion carried
49 unanimously.

Minutes

50

51 **Board Actions**

52 The Board of Directors reviewed the Lien Authorization Consent Calendar
53 for the following accounts: #114729, 114711, and 114791. Following review
54 and discussion, a motion was made by Donald Moreau and seconded by
55 Judith Fischer to approve the Consent Calendar. The motion unanimously
56 passed.

Consent Calendar

57

58 It was the general consent of the Board to table the proposal from Artistic
59 Maintenance for the installation of plant material at 4612 Larwin to the
60 January 2009 Board Meeting.

Landscape

Proposals

61

62 The Board of Directors reviewed wrought iron fence repair proposals at pool
63 number two from Schlick Services, Collins Builders and Show and Tell
64 Services. Following review and discussion, a motion was made by Karen
65 Hesky and seconded by Betsy-Ann Toffler to approve the proposal submitted
66 by Collins Builders, at a total cost of \$5,972.00, which was contingent upon a

Fence Repair

67 minimum of a three-year warranty on the repairs. The motion carried
68 unanimously.

69
70 The Board reviewed the proposals for the removal and disposal of the
71 the existing playground equipment from Parks Specialties, Collins Builders,
72 and ProTec Building Services and Emercon. It was the general consent of the
73 Board of Directors to table this item to the November 24, 2008 meeting as
74 additional information was to be requested from Collins Builders regarding
75 their proposal.

76
77 The Board reviewed the proposal from Experience Janitorial Services for the
78 power washing of the trash enclosures throughout the community.
79 Following discussion and review, a motion was made by Karen Hesky and
80 seconded by Betsy-Ann Toffler to approve the proposal at a total cost of
81 \$532.00 for the nineteen enclosures. The motion carried unanimously.

82
83 The Board reviewed the proposals submitted from Robert Owens CPA,
84 Schonwit & Associates, Michael Ferrara and Inouye, Shively and Longtin
85 CPA for the preparation of the December 31, 2008 fiscal year end audit and
86 tax return. Following review and discussion, a motion was made by Karen
87 Hesky and seconded by Dawn Masick to approve the proposal submitted by
88 Schonwit & Associates, at a total cost of \$1,400.00. The motion carried
89 unanimously.

90
91 The Board reviewed the documents submitted by Farmers Insurance for the
92 fire damage claim at 4568 Larwin and also correspondence from the owner.
93 Following review and discussion, a motion was made by Karen Hesky and
94 seconded by Don Moreau to authorize the Association's legal counsel to draft
95 a hold harmless agreement for the owner to assume responsibility of the fire
96 and related interior damage repairs. The motion carried unanimously.

97
98 The Board reviewed the proposal submitted by Royal Roofing for the roof
99 repairs from the fire damage at 4568 Larwin. Following review and
100 discussion, a motion was made by Karen Hesky and seconded by Betsy-Ann

Playground Equip

Power Washing
Trash Enclosures

Audit & Tax

Fire Insurance
Claim -
4568 Larwin

101 Toffler to approve the roof repair proposal from Royal Roofing at a total cost
102 of \$2,450.00. The motion carried unanimously.

103

104 The Board of Directors reviewed the correspondence from the owner of 4806
105 Larwin regarding trash disposal of various items within the playground and
106 common areas, in addition to proper disposal of pet waste. It was the general
107 consent of the Board to advise the owner that these items would be included
108 as a general reminder in the following month's community newsletter.

109

110 The Board of Directors reviewed the correspondence from the owner of 4836
111 Larwin regarding a request for reimbursement of plumbing damage repairs
112 caused by the Association's common area tree roots. It was the general
113 consent of the Board to table this item until the November 24, 2008 Board
114 Meeting with a directive for Management to obtain additional information
115 regarding prior plumbing reimbursement requests from this unit.

116

117 It was the general consent of the Board to table discussion until the March
118 2009 Board Meeting regarding the correspondence from Cane, Walker and
119 Harkins with reference to amending of the Bylaws and CC&Rs.

120

121 The Board of Directors reviewed the architectural application from the owner
122 of 4730 Larwin Avenue for the installation of a patio cover at the rear yard of
123 this unit. Following review and discussion, a motion was made by Don
124 Moreau and seconded by Karen Hesky to approve the application as
125 submitted. The motion carried unanimously.

126

127 **Financials**

128 The Board reviewed the proposed 2009 Budget and disclosure materials
129 submitted by Accell Property Management. Following review, a motion was
130 made by Karen Hesky and seconded by Betsy-Ann Toffler to approve the
131 2009 Budget, with monthly assessments increased to \$275.00. The Board will
132 provide final review and approval of line item revisions and disclosure
133 materials at the November 24, 2008 Board Meeting. The motion carried
134 unanimously.

135

4806 Larwin

4836 Larwin

CC&R and Bylaw
Amendment

4614 Larwin Ave

Proposed Budget

136 The Board reviewed the recommendations from Merrill Lynch regarding the
137 Reserve money market account. Following review and discussion, a motion
138 was made by Karen Hesky and seconded by Betsy-Ann Toffler to open two
139 certificates of deposits through Merrill Lynch in the amount of \$30,000.00
140 each, which were to be laddered as follows: one for a six month period and
141 one for a twelve month period. The motion carried unanimously.

Merrill Lynch

142
143 The Board of Directors reviewed the financial statement for the period
144 ending September 30, 2008. Following review and discussion, a motion was
145 made by Karen Hesky and seconded by Betsy-Ann Toffler to accept the
146 financial statement ending September 30, 2008 as submitted, subject to annual
147 audit. The motion carried unanimously.

Financials

148
149 **Adjournment**

150 There being no further business to come before the Board, it was the general
151 consent of the Board of Directors to adjourn the meeting at 9:20 p.m.

Adjournment

152
153 **Attest**

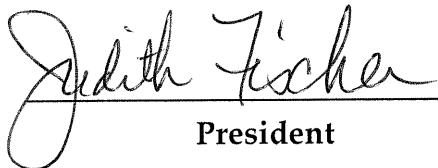
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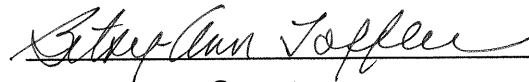
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President



Secretary