

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
August 26, 2010**

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 August 26, 2010, at Clubhouse #2, Cypress, California. The Vice President  
4 of the Board of Directors, Jean Redfearn, called the meeting to order at 7:12  
5 p.m. with a quorum of Directors present.

6  
7 **Directors Present**

8 Jean Redfearn, Vice President  
9 Judith Fischer, Secretary  
10 Brenan Cheung, Treasurer  
11 Katie Bryson, Director at Large

12  
13 **Directors Absent**

14 Betsy-Ann Toffler, President

15  
16 **Also Attending**

17 Yamy Criblez, Accell Property Management, Inc.  
18 Patrick Prendiville, Prendiville Insurance Agency  
19 Two (2) Homeowners present and one (1) guest

20  
21 **Executive Session Meeting Topics**

22 In accordance with California Civil Code Section 1363.05, the Board notes that  
23 the following topics were discussed during an Executive Session Meeting held  
24 on August 26, 2010.

Executive Session

- 25
- 26 1. Approval of the Executive Session Minutes from July 22, 2010
  - 27 2. Show Cause Hearing
  - 28 3. Statements of Account Preliminary to Levying of Liens
  - 29 4. Homeowners' Request for Waiver of Late Fees
  - 30 5. Correspondence from Cane, Walker & Harkins, LLP.
  - 31 6. Case History Summary Report submitted by Cane, Walker & Harkins  
32 LLP.
  - 33 7. Case History Summary Report submitted by The Judge Law Firm
  - 34 8. Legal Matter
- 35

36 The foregoing Resolution is executed pursuant to the general consent of the  
37 Board of Directors.

38

39 **Minutes**

40 The Board of Directors reviewed the Minutes from the July 22, 2010 Board of  
41 Directors Meeting. Following review, a motion was made by Jean Redfearn  
42 and seconded by Judith Fischer to approve the minutes as presented. The  
43 motion carried 3-0. Katie Bryson abstained.

44

45 **Architectural Matters**

46 The Board of Directors reviewed an architectural application submitted by  
47 the Homeowner of 4672 Larwin Avenue for window replacement. Following  
48 review and discussion, a motion was made by Jean Redfearn and seconded  
49 by Katie Bryson to approve the application as submitted. The motion carried  
50 unanimously.

51

52 The Board of Directors reviewed an architectural application submitted by  
53 the Homeowner of 4772 Larwin Avenue for window replacement. Following  
54 review and discussion, a motion was made by Jean Redfearn and seconded  
55 by Brenan Cheung to approve the application as submitted. The motion  
56 carried unanimously.

57

58 The Board of Directors reviewed an architectural application submitted by  
59 the Homeowner of 4807 Larwin Avenue for window replacement. Following  
60 review and discussion, a motion was made by Jean Redfearn and seconded  
61 by Katie Bryson to approve the application as submitted. The motion carried  
62 unanimously.

63

64 The Board of Directors reviewed an architectural application submitted by  
65 the Homeowner of 4783 Larwin Avenue for the removal of the disabled ramp  
66 from the front porch. Following review and discussion, a motion was made  
67 by Jean Redfearn and seconded by Katie Bryson to approve the application as  
68 submitted. The motion carried unanimously.

69

70 **Board Actions**

71 The Board of Directors reviewed a Special Resolution regarding Antis  
72 Roofing and Water Proofing change order in the amount of nine hundred  
73 nineteen dollars and twenty cents (\$919.20) for roof replacement at 4670-4682

Minutes

4672 Larwin  
Avenue

4772 Larwin  
Avenue

4807 Larwin  
Avenue

4783 Larwin

Special Resolution

74 Larwin building. Following Review and discussion, it was the general  
75 consent of the Board of Directors to approve the Special Resolution as  
76 presented.

77

78 The Board of Directors reviewed the Lien Authorization Consent Calendar.  
79 Following review, it was the general consent of the Board of Directors to  
80 approve the Lien Authorization Consent Calendar for account numbers  
81 A1740001473102, A1740001474601 and A1740001477101.

82

83 The Board of Directors reviewed a change order submitted by Antis  
84 Roofing and Waterproofing for the replacement of plywood at 4647 Larwin  
85 (Clubhouse #2). Following review and discussion, a motion was made by  
86 Jean Redfearn and seconded by Katie Bryson to approve the change order at a  
87 cost of two thousand two hundred fifty dollars (\$2,250.00). The motion  
88 carried unanimously.

89

90 The Board of Directors reviewed proposals for the 2010 audit and tax  
91 preparation. Following discussion, a motion was made by Brenan Cheung  
92 and seconded by Jean Redfearn to approve the proposal submitted by  
93 Schonwit & Company at a cost of one thousand three hundred fifty dollars  
94 (\$1,350.00). The motion carried unanimously.

95

96 Patrick Prendiville, Prendiville Insurance Agency, was in attendance and  
97 presented the Board with a renewal proposal for the Association's earth-  
98 quake insurance. Following review and discussion, a motion was made by  
99 Katie Bryson and seconded by Brenan Cheung to approve Option one (1) of  
100 the proposal presented totaling ninety four thousand nine hundred thirty six  
101 dollars and thirty eight cents (\$94,936.38). The motion carried unanimously.

102

### 103 **Financials**

104 The Board of Directors reviewed the financial statements for the period  
105 ending July 31, 2010. Following discussion, a motion was made by Brenan  
106 Cheung and seconded by Jean Redfearn to approve the financial statements  
107 as presented. The motion carried unanimously.

108

### 109 **Homeowner Open Forum**

110 The following items were discussed during Open Forum: mailboxes and  
111 lights

Lien  
Authorization  
Consent Calendar

Change Order

Audit and Tax  
Proposals

Earthquake  
Proposals

Financials

Open Forum

112 **Adjournment**

113 There being no further business to come before the Board, it was the general  
114 consent of the Board of Directors to adjourn the meeting at 9:16 p.m.

115

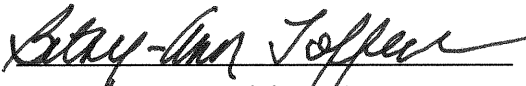
116 **Attest**

117

118

119

120

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

Adjournment