

**Cypress Home Owners Association
Board of Directors Meeting Minutes
March 23, 2017**

1 Upon due notice, given and received, the Cypress Home Owners Association Board of
2 Directors held their regularly scheduled Board of Directors Meeting on Thursday,
3 March 23, 2017, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:20 p.m., with a quorum of Directors present.

5

6 **Directors Present**

7 John Russell, President

8 Jack Nance, Vice President

9 Deanna Borodayko, Secretary

10 Jean Redfearn, Treasurer

11

12 **Directors Absent**

13 None

14

15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.

17 One (1) Homeowner

18

19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 4935(e), the Board of Directors notes
21 that the following topics were discussed during an Executive Session Meeting held on
22 March 23, 2017:

Executive Session
Meeting Topics

23

24 1. Approval of the Executive Session Minutes from March 9, 2017

25 2. Review of Show Cause Hearing for Non Compliance Matter

26 3. Review of Fee Waiver Requests

27 4. Review of Proposed Payment Plan

28 5. Review of The Judge Law Firm Correspondence

29 6. Review of Cane, Walker and Harkins LLP Correspondence

30

31 The foregoing Resolution is executed pursuant to the general consent of the Board of
32 Directors.

33

34 **Minutes**

35 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held

Minutes

36 on March 9, 2017. Following review and discussion, Jean Redfearn made a motion to
37 approve the Minutes as presented. John Russell seconded the Minutes. The motion
38 passed unanimously.

39

40 The Board of Directors reviewed the Minutes from the No Quorum Annual Membership
41 Meeting held on February 23, 2017. Following review and discussion, the Board
42 agreed, by general consent to approve the Minutes as presented.

43

44 The Board of Directors reviewed the Minutes from the No Quorum Annual Membership
45 Meeting held on March 9, 2017. Following review and discussion, the Board agreed,
46 by general consent to approve the Minutes as presented.

47

48 **Board Actions**

49 The Board of Directors reviewed an Architectural Application submitted by Redfearn,
50 4518 Larwin Avenue regarding utility door replacement. Following review and
51 discussion, Deanna Borodayko made a motion to approve the Architectural Application
52 as submitted. John Russell seconded the motion. The motion passed unanimously.

4518 Larwin
Avenue

53

54 The Board of Directors reviewed the Resolution to Approve Duties, Responsibilities,
55 and Authority of the Association President submitted by Management. Following
56 review, the Board agreed, by general consent to approve the Resolution as submitted.

Presidential
Resolution

57

58 The Board of Directors reviewed the Bank Transaction Resolution submitted by
59 Management. No Board action was taken.

Bank Transaction
Resolution

60

61 The Board of Directors reviewed the 2017 Annual Calendar. No action was required.

Project Calendar

62

63 The Board of Directors reviewed the Certificate of Deposit Account Registry Service
64 correspondence submitted by Management and City National Bank. Following review
65 and discussion, Jean Redfearn made a motion to move seven hundred thousand
66 dollars (\$700,000.00) from Morgan Stanley to City National Bank Certificate of Deposit
67 Account Registry Service as follows: five (5) CD's at one hundred forty thousand
68 dollars (\$140,000.00) each at terms of three (3) months, six (6) months, nine (9)
69 months, twelve (12) months and fifteen (15) months. Deanna Borodayko seconded
70 the motion. The motion passed unanimously.

CDARS

71

72 The Board of Directors reviewed a Memorandum submitted by Management

2017 Projects

73 regarding 2017 Projects Discussion. The following projects were discussed: Antis
74 Roofing Evaluation, community wide painting, playground renovations, trash enclosure
75 renovations, wood bench renovations, irrigation renovations, clubhouse refurbishment
76 including furniture, welcome baskets, Community Aesthetics Committee formation and
77 community social events.

Discussion

78

79 **Financials**

80 The Board of Directors reviewed the Financial Statement for the period ending
81 February 28, 2017. Following review and discussion, Jack Nance made a motion to
82 approve the Financial Statements, subject to annual audit review. Deanna Borodayko
83 seconded the motion. The motion passed unanimously.

Financials

84

85 **Open Forum**

86 In accordance with State Statute, the homeowners present are given an opportunity to
87 address the Board of Directors. There were no topics discussed during Open Forum.

Open Forum

88

89 **Adjournment**

90 There being no further business to come before the Board of Directors, the Board
91 agreed, by general consent to adjourn the Meeting at 8:42 p.m.

Adjournment

92

93 **Attest**

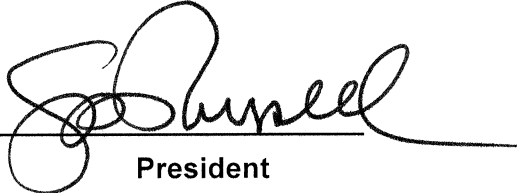
Attest

94

95

96

97



President



Secretary

**Cypress Home Owners Association
Organizational Meeting Minutes
March 23, 2017**

1 Upon due notice, given and received, the Cypress Home Owners Association Board
2 of Directors held an Organizational Meeting on Thursday, March 23, 2017 at
3 Clubhouse #2, Cypress, California, for the purpose of selecting corporate officers to
4 represent the Association. The meeting was called to order at 6:36 p.m. with a
5 quorum of Directors present.

6

7 **Directors Present**

8 John Russell, President

9 Jack Nance, Vice President

10 Deanna Borodayko, Secretary

11 Jean Redfearn, Treasurer

12

13 **Directors Absent**

14 None

15

16 **Also Attending**

17 Dianna Campellone, Accell Property Management, Inc.

18

19 **Selection of Officers:**

20 By unanimous general consent the following officers were appointed to represent the
21 Association in the transaction of business pursuant to the duties and powers granted
22 in the Association's governing documents:

23

24 A motion was made by Jean Redfearn and duly seconded by Jack Nance to appoint
25 John Russell President. The motion passed unanimously.

26

27 A motion was made by Jean Redfearn and duly seconded by John Russell to
28 appoint Jack Nance Vice President. The motion passed unanimously.

29

30 A motion was made by John Russell and duly seconded by Jack Nance to appoint
31 Jean Redfearn Treasurer. The motion passed unanimously.

32

33 A motion was made by Jean Redfearn and duly seconded by Jack Nance to appoint
34 Deanna Borodayko Secretary. The motion passed unanimously.

35

36 **Adjournment**

37 There being no further business to come before the Board, it was the general
38 consent of the Board of Directors to adjourn the organizational meeting at 6:42 p.m.

39

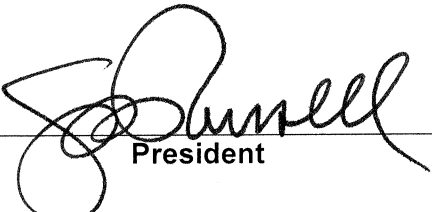
40 **Attest**

41

42

43

44



President



Secretary