

**Cypress Home Owners Association
Board of Directors Meeting Minutes
June 22, 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, June
3 22, 2017, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 8:06 p.m., with a quorum of Directors present.

5

6 **Directors Present**

7 John Russell, President
8 Jack Nance, Vice President
9 Jean Redfearn, Treasurer

10

11 **Directors Absent**

12 Deanna Borodayko, Secretary

13

14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.
16 One (1) Homeowner

17

18 **Executive Session Meeting Topics**

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

Executive Session
Meeting Topics

22

- 23 1. Approval of the Executive Session Minutes from May 25, 2017
- 24 2. Review of Show Cause Hearing
- 25 3. Review of Homeowner Correspondence
- 26 4. Review of Cane, Walker and Harkins LLP Correspondence
- 27 5. Review of The Judge Law Firm Correspondence

28

29 The foregoing Resolution is executed pursuant to the general consent of the Board of
30 Directors.

31 **Minutes**

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held
33 on May 25, 2017. Following review and discussion, Jean Redfearn made a motion to
34 approve the Minutes as submitted. John Russell seconded the motion. The motion
35 passed unanimously.

Minutes

36
37 **Board Actions**

38 The Board of Directors reviewed an Architectural Application submitted by Rothwell,
39 4661 Larwin Avenue regarding patio roof replacement. Following review and
40 discussion, Jean Redfearn made a motion to approve the Architectural Application as
41 submitted. Jack Nance seconded the motion. The motion passed unanimously.

4661 Larwin
Avenue

42
43 The Board of Directors reviewed a Special Resolution of the Board of Directors via
44 Emergency Electronic Meeting held on June 9, 2017 regarding heater replacement at
45 pool two #2 in the amount of three thousand six hundred sixty-five dollars and ninety-
46 four cents (\$3,665.94). No Board action was required.

Pool #2 Heater
Replacement

47
48 The Board of Directors reviewed Income Tax Returns for Taxable Year Ended
49 December 31, 2016 submitted by VanDerPol and Company, A PAC. No Board action
50 was required.

Income Tax
Returns

51
52 The Board of Directors reviewed a Bank Interest Rate Schedule. No Board action
53 was required.

Bank Interest
Rate Schedule

54
55 The Board of Directors reviewed a Bank Transaction Resolution for Pacific Premier
56 Bank regarding a twelve (12) month CD in the amount of one hundred twenty-five
57 thousand dollars (\$125,000.00) with a maturity date of June 10, 2017. Following
58 review and discussion, Jean Redfearn made a motion to immediately close the
59 account and move funds to the City National Bank CDARS account. Jack Nance
60 seconded the motion. The motion passed unanimously. Management to provide the
61 Board with the required City National Bank CDARS forms.

Bank Transaction
Resolution

62
63 The Board of Directors reviewed a proposal submitted by Total Landscape
64 Maintenance regarding carport dusting in the amount of one thousand nine hundred
65 twenty dollars (\$1,920.00). Following review and discussion, the Board agreed, by
66 general consent to table to the July meeting.

Carport Dusting
Proposal

68	The Board of Directors reviewed a proposal submitted by MCC Construction and	Playground
69	Restoration regarding playground structure and swing removal. Following review and	Structures
70	discussion, <u>Jean Redfearn made a motion to approve the proposal as submitted. Jack</u>	Removal
71	<u>Nance seconded the motion. The motion passed unanimously.</u>	
72		
73	The Board of Directors reviewed proposals submitted by Prendville Insurance Agency	Insurance
74	and Armstrong/Robitaille/Riegle Business and Insurance Solutions regarding annual	Renewal
75	insurance renewal. Following review and discussion, <u>Jean Redfearn made a motion to</u>	
76	<u>approve the proposal submitted by Prendville Insurance Agency, Farmers Insurance,</u>	
77	<u>for a total annual premium of one hundred seventeen thousand four hundred thirty-five</u>	
78	<u>dollars and two cents (\$117,435.02). John Russell seconded the motion. The motion</u>	
79	<u>passed unanimously.</u>	
80		
81	The Board of Directors reviewed a Memorandum submitted by Management regarding	Hydrojetting
82	the review and discussion of hydrojetting proposals. Following review and discussion,	Proposals
83	<u>the Board agreed, by general consent to table to the July meeting.</u>	
84		
85	The Board of Directors reviewed a Memorandum submitted by Management regarding	Wood Benches
86	wood benches discussion. Following review and discussion, <u>the Board agreed, by</u>	Discussion
87	<u>general consent to table to the July meeting.</u>	
88		
89	The Board of Directors reviewed the 2017 Annual Calendar. No action was required.	Project Calendar
90		
91	<u>Financials</u>	
92	The Board of Directors reviewed the Financial Statement for the period ending May 31,	Financials
93	2017. Following review and discussion, <u>Jean Redfearn made a motion to approve the</u>	
94	<u>Financial Statements, subject to annual audit review. John Russell seconded the</u>	
95	<u>motion. The motion passed unanimously.</u>	
96		
97	The Board of Directors discussed adding a Reserve line item for Plumbing	Reserve Line Item
98	Rehabilitation. Following discussion, <u>Jean Redfearn made a motion to approve adding</u>	
99	<u>a new Reserve line item for Plumbing Rehabilitation. Jack Nance seconded the</u>	
100	<u>motion. The motion passed unanimously.</u>	
101		
102	<u>Open Forum</u>	
103	In accordance with State Statute, the homeowners present are given an opportunity to	Open Forum

104 address the Board of Directors. There was one (1) Homeowner in attendance. The
105 following topics were discussed in Open Forum: trash enclosure monitor volunteer,
106 and landscape renovations.

107

108 **Adjournment**

109 There being no further business to come before the Board of Directors, the Board
110 agreed, by general consent to adjourn the Meeting at 8:55 p.m.

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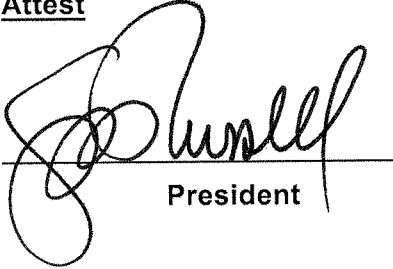
112 **Attest**

113

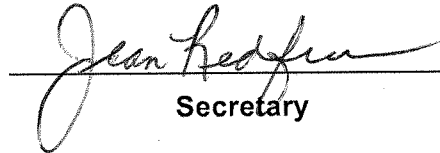
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President



Secretary

Adjournment

Attest