

**Cypress Home Owners Association
Board of Directors Meeting Minutes
August 23, 2018**

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 August 23, 2018, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 6:44 p.m., with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President
8 Deanna Borodayko, Secretary
9 Jean Redfearn, Treasurer

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11 **Directors Absent**

12 Jack Nance, Vice President

13
14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.
16 Two (2) Homeowners

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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 August 23, 2018:

- 22
- 23 1. Approval of the Executive Session Minutes from August 8, 2018
- 24 2. Reviewed Cane, Walker and Harkins LLP Correspondence
- 25 3. Reviewed Returned Check Correspondence
- 26 4. Reviewed Farmers Insurance Correspondence

27
28 The foregoing Resolution is executed pursuant to the general consent of the Board of
29 Directors.

30
31 **Minutes**

32 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held
33 on August 8, 2018. 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.

Executive Session
Meeting Topics

Minutes

36	<u>Architectural Matters</u>	
37	The Board of Directors reviewed an Architectural Application submitted by Kraft, 4679	4679 Larwin
38	Larwin Avenue, regarding the installation of trellis to match the patio fence. Following	Avenue
39	review and discussion, <u>the Board agreed, by general consent, to take no action at this</u>	
40	<u>time. The Board of Directors to further discuss and provide the homeowner with their</u>	
41	<u>decision within two (2) weeks of the meeting.</u>	
42		
43	<u>Landscape Maintenance</u>	
44	The Board of Directors reviewed correspondence submitted by Loftus, 4649 Larwin	4649 Larwin
45	Avenue, regarding a request for the Association to hire a new landscape vendor. No	Avenue
46	Board action was taken.	
47		
48	<u>Financial Action</u>	
49	The Board of Directors reviewed a Bank Interest Rate Schedule submitted by	Bank Interest
50	Management. No Board action was taken.	Rate Schedule
51		
52	The Board of Directors reviewed a Bank Transaction Resolution submitted by	Bank Transaction
53	Management. No Board action was taken.	Resolution
54		
55	<u>Maintenance and Service Proposals</u>	
56	The Board of Directors reviewed a proposal for roof maintenance and cleaning	Antis Roofing
57	submitted by Antis Roofing and Waterproofing. Following review and discussion,	and Waterproofing
58	<u>Jean Redfearn made a motion to approve the proposal at a cost of fifty-five thousand</u>	Proposal
59	<u>two hundred fourteen dollars (\$55,214.00). Deanna Borodayko seconded the motion.</u>	
60	<u>The motion passed unanimously.</u>	
61		
62	<u>Administrative & Operating Requests and Actions</u>	
63	The Board of Directors reviewed correspondence submitted by Management	Alliance
64	regarding the Operating Checking Account Banking Services at Alliance Association	Association
65	Bank. Following review and discussion, <u>Jean Redfearn made a motion to move the</u>	Bank
66	<u>maturing CDARS from City National Bank to Alliance Association Bank. Deanna</u>	
67	<u>Borodayko seconded the motion. The motion passed unanimously.</u>	
68		
69	The Board of Directors reviewed a plumbing invoice report submitted by Management.	Plumbing
70	No Board action was required.	Invoice Report
71		
72	<u>Financials</u>	
73	The Board of Directors reviewed the Financial Statement for the period ending	Financials

74 July 31, 2018. Following review and discussion, Jean Redfearn made a motion to
75 approve the Financial Statements, subject to annual audit review. Deanna Borodayko
76 seconded the motion. The motion passed unanimously.

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78 **New Business**

79 The Board of Directors discussed 2019 community projects in preparation of the 2019
80 budget. The following projects are scheduled for further discussion in 2019:
81 Clubhouse renovation, trash enclosures, roof replacement, pools, fencing, landscape
82 irrigation rehabilitation, trash enclosure cleaning and carport dusting and cleaning.

New Business

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84 **Open Forum**

85 In accordance with State Statute, the homeowners present are given an opportunity to
86 address the Board of Directors. There were two (2) Homeowners in attendance to
87 discuss the following matters: Architectural request, fence vendor recommendation,
88 and parking.

Open Forum

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90 **Adjournment**

91 There being no further business to come before the Board of Directors, the Board
92 agreed, by general consent to adjourn the Meeting at 8:34 p.m.

Adjournment

93

94 **Attest**

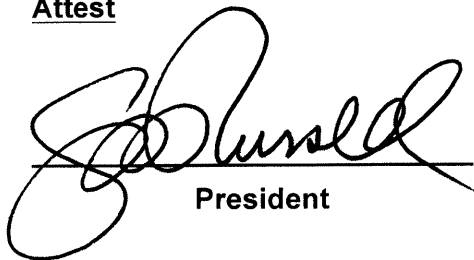
Attest

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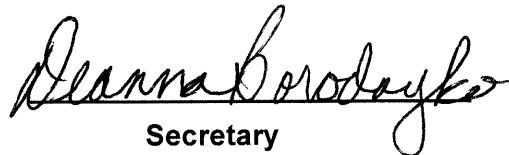
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President



Secretary