

**Cypress Home Owners Association
Board of Directors Meeting Minutes
August 22, 2013**

1 Upon due notice, given and received, the Cypress Home Owners Association Board
2 of Directors held their regularly scheduled Board of Directors Meeting on Thursday,
3 August 22, 2013, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 6:50 p.m. with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Tamara Honegan, Vice President
9 Carl Kroll, Secretary
10 Judith Fischer, Treasurer

11
12 **Directors Absent**

13 Diane Woodman, Director At Large
14

15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.
17 Patrick Prendiville, Prendiville Insurance Agency
18 Two (2) Homeowners
19

20 **Presentation**

21 Patrick Prendiville, Prendiville Insurance Agency, attended the meeting
22 to discuss Earthquake Insurance Renewal.

Prendiville Insuranc
Agency Presentatio

23
24 **Executive Session Meeting Topics**

25 In accordance with California Civil Code Section 1363.05, the Board notes that the
26 following topics were discussed during an Executive Session Meeting held on August
27 22, 2013:

Executive Session

- 28
29 1. Approval of the Executive Session Minutes from June 19, 2013
30 2. Homeowner Correspondence
31 3. Delinquencies
32 4. The Judge Law Firm Correspondence
33 5. Cane, Walker and Harkins Correspondence
34

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

37 **Minutes**

38 The Board of Directors reviewed the Minutes from the Board of Directors Regular
39 Session Meeting held on June 19, 2013. Following review, it was the general
40 consent of the Board of Directors to approve the Minutes as presented. The motion
41 passed unanimously.

Minutes

42

43 **Consent Calendars and Resolutions**

44 The Board of Directors reviewed Statement of Account Preliminary to Levying of Lien
45 for account number A1740001475501. Following review and discussion, it was the
46 general consent of the Board of Directors to approve a pre lien if the homeowner
47 does not respond to Treasury letter by September 6, 2013. The motion passed
48 unanimously.

Account

#A1740001475501

49

50 The Board of Directors reviewed Statement of Account Preliminary to Levying of Lien
51 for account number A1740001471701. Following review and discussion, it was the
52 general consent of the Board of Directors to approve a pre lien if the homeowner
53 does not respond to Treasury letter by September 6, 2013. The motion passed
54 unanimously.

Account

#A1740001471701

55

56 **Financials**

57 The Board of Directors reviewed the financial statements for the period ending
58 June 30, 2013 and July 31, 2013. Following review and discussion, a motion was
59 made by Judith Fischer, seconded by Carl Kroll to approve the financial statements as
60 amended. The motion passed unanimously.

Financial
Statements

61

62 **Board Actions**

63 The Board of Directors reviewed proposals for clubhouse doors submitted by
64 AMC Construction and Building Services, Vortex Doors, and WinDor. After review
65 and discussion, it was the general consent of the Board of Directors to table the
66 proposals until the September 2013 Board Meeting. The motion passed
67 unanimously. Board of Directors advised Management to contact vendors and
68 provide location of completed projects and showroom where the Board can select
69 from a variety of different styles of doors.

Clubhouse Door
Proposals

70

71 The Board of Directors reviewed proposals for stucco repair submitted by Antis
72 Roofing and Waterproofing, and Arenas Painting, Inc. After review and discussion,
73 a motion was made by Carl Kroll, seconded by Tamara Honegan to approve the
74 proposal submitted by Arenas Painting, Inc. in the amount of one thousand two
75 hundred fifty dollars (\$1,250.00). The motion passed unanimously.

4830 Larwin Avenue
Proposals

76		
77	The Board of Directors reviewed a proposal for metal carport fascia and roof repair	Carport Fascia and Roof Proposal
78	submitted by MCC Construction and Restoration Services. After review and	
79	discussion, <u>it was the general consent of the Board of Directors to table the</u>	
80	<u>proposal until the September 2013 Board Meeting. The motion passed</u>	
81	<u>unanimously.</u> Board of Directors advised Management to obtain additional	
82	proposals.	
83		
84	The Board of Directors reviewed a proposal for metal roofing repair at carport 4745	4745 Carport Proposal
85	submitted by MCC Construction and Restoration Services. After review and	
86	discussion, <u>it was the general consent of the Board of Directors to table the</u>	
87	<u>proposal until the September 2013 Board Meeting. The motion passed</u>	
88	<u>unanimously.</u> Board of Directors advised Management to obtain additional	
89	proposals.	
90		
91	The Board of Directors reviewed a proposal for sweeping and dusting dirt off the	Carport Sweeping Proposal
92	carports submitted by Total Landscape. After review and discussion, <u>a motion was</u>	
93	<u>made by Carl Kroll, seconded by Tamara Honegan to approve the proposal at a</u>	
94	<u>cost of seven hundred eighty dollars (\$780.00). The motion passed unanimously.</u>	
95		
96	The Board of Directors reviewed the Earthquake and Flood Insurance renewal	Earthquake Insurance Renewal
97	proposal submitted by Prendiville Insurance Agency. Following review and	
98	discussion, <u>it was the general consent of the Board of Directors to approve the</u>	
99	<u>proposal for Earthquake and Flood Insurance, Primary Coverage, in the amount of</u>	
100	<u>eighty two thousand, nine hundred eighty eight dollars and six cents (\$82,988.06)</u>	
101	<u>and Earthquake and Flood Insurance, Excess Coverage, in the amount of nineteen</u>	
102	<u>thousand nine hundred dollars and twenty cents (\$19,900.20) totaling one hundred</u>	
103	<u>two thousand eight hundred eighty eight dollars and twenty six cents (\$102,888.26)</u>	
104	<u>effective September 1, 2013. The motion passed unanimously.</u>	
105		
106	<u>Open Forum</u>	
107	The following items were discussed during Open Forum.	Open Forum
108	1. Clubhouse Key Return	
109	2. Water Barrier Stucco Repair	
110		
111	<u>Adjournment</u>	
112	There being no further business to come before the Board, <u>it was the general consent</u>	Adjournment
113	<u>of the Board of Directors to adjourn the Meeting at 8:48 p.m.</u>	

115

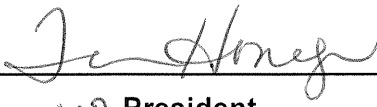
116 Attest

117

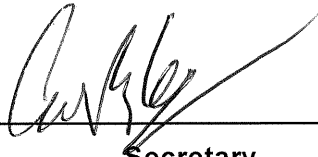
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VP President



Secretary