

**Cypress Home Owners Association  
Annual Membership Meeting Minutes  
February 24, 2011**

1 Upon due notice, given and received, the Cypress Home Owners  
2 Association held its Annual Membership Meeting on Thursday, February 24,  
3 2011. The Meeting was held at Clubhouse #2, Cypress, CA 90630. The  
4 Meeting was called to order at 8:57 p.m. with a quorum of Members present.  
5

6 **Directors Present:**

7 Betsy-Ann Toffler, President  
8 Judith Fischer, Secretary  
9 Brenan Cheung, Treasurer  
10 Jean Redfearn, Vice President  
11

12 **Directors Absent:**

13 None  
14

15 **Also Attending:**

16 Yamy Criblez, Accell Property Management, Inc.  
17

18 **Purpose of the Meeting**

19 The Chair announced that the purpose of the meeting was to elect five (5)  
20 candidates to the Board of Directors for a one (1) year term.  
21

22 **Inspectors of Election**

23 Miguel Hinojosa (4818 Larwin Avenue), John Sanford (4848 Larwin  
24 Avenue); and Nancy Foster, 4789 Larwin Avenue, were introduced as the  
25 Inspectors of Election duly appointed by the Board.  
26

27 **Announcement of Quorum**

28 John Sanford announced that a quorum had been obtained with 130 sealed  
29 ballots received.  
30

31 **Proof of Notice of Meeting**

32 Management submitted an affidavit of mailing as proof that Notice of the  
33 Meeting was mailed to the Membership.

34 **Reading of the Minutes of the Preceding Meeting**

35 Betsy-Ann Toffler addressed the Membership and requested a motion to  
36 read or waive the reading of the minutes of the previous annual election  
37 meeting. A motion was made and seconded to waive the reading of the  
38 Minutes. The motion carried without opposition.

39  
40 **Report of Officers**

41 There were no Officers' Reports.

42  
43 **Reports of Committees**

44 There were no Committee Reports.

45  
46 **Election of Directors**

47 The declared candidates were introduced to those in attendance.

48  
49 **Nomination of Candidates from the Floor**

50 At this time the Chair opened the floor to nominations of candidates. There  
51 were no nominations of candidates.

52  
53 **Presentations by the Candidates**

54 There were no presentations by Candidates.

55  
56 **Voting Procedures**

57 Management explained the voting procedures involving cumulative voting.  
58 Homeowners may cast all five (5) votes for one (1) candidate or cast up to  
59 five (5) votes for each candidate. No fractional voting is permitted.

60  
61 **Balloting**

62 The Membership was asked to cast their ballots and deposit them, in the  
63 official sealed envelopes, with the Inspectors of Election. Following casting  
64 and collection of the ballots, a motion was made and duly seconded to close  
65 the balloting. The motion passed without opposition.

66  
67 **Unfinished Business**

68 There was no unfinished business.

69 **New Business**

70 There was no new business

71

72 **Election Results**

73 Following the tabulation of the votes, the Inspectors of Election presented  
74 the results of the balloting to the Chair. The following vote was announced  
75 to the Membership:

76

77 Judith Fischer received 130 votes

78 Donald Moreau received 148 votes

79 Jean Redfearn received 102 votes

80 John Russell received 135 votes

81 Betsy-Ann Toffler received 111 votes

82

83 IRS Revenue Ruling 70-604:

84 70 Votes For

85 1 Votes Against

86 59 Vote Abstaining

87

88 John Sanford, Inspector of Election, reported that Judith Fischer, Donald  
89 Moreau, Jean Redfearn, John Russell; and Betsy-Ann Toffler were duly  
90 elected to the Board to serve a one (1) year term.

91

92 The proposal for the IRS Revenue Ruling 70-604 passed by majority vote.

93

94 **Adjournment**

95 There being no further business to come before the Membership, a motion  
96 was made and duly seconded to adjourn the Annual Membership Meeting at  
97 9:55 p.m. The motion passed without opposition.

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99 **Attest**

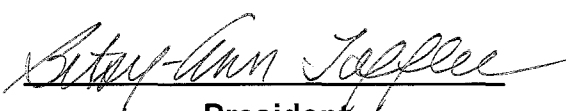
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**President**

  
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**Secretary**