

**Cypress Home Owners Association
Board of Directors Meeting Minutes
October 24, 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 October 24, 2013, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:02 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 Yamy Criblez, Accell Property Management, Inc.
18 Three (3) Homeowners

19
20 **Executive Session Meeting Topics**

21 In accordance with California Civil Code Section 1363.05, the Board notes that the
22 following topics were discussed during an Executive Session Meeting held on
23 October 24, 2013:

- 24
- 25 1. Approval of the Executive Session Minutes from September 26, 2013
- 26 2. Delinquencies
- 27 3. The Judge Law Firm Correspondence
- 28 4. Cane, Walker and Harkins Correspondence
- 29

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

32
33 **Minutes**

34 The Board of Directors reviewed the Minutes from the Board of Directors Regular

Executive Session

Minutes

35 Session Meeting held on September 26, 2013. Following review and discussion, a
36 motion was made by Carl Kroll and seconded by Tamara Honegan to approve the
37 Minutes as amended. The motion passed unanimously.

38

39 **Architectural Matters**

40 The Board of Directors reviewed an architectural application submitted by the
41 homeowner of 4652 Larwin Avenue for wood fence replacement. Following review
42 and discussion, it was the general consent of the Board of Directors to approve the
43 application contingent upon the following conditions: the fence height is to match the
44 existing fence height, and a natural wood stain may be applied to preserve the
45 condition and appearance of the fence. The motion passed unanimously.

4652 Larwin
Avenue

46

47 **Consent Calendars and Resolutions**

48 The Board of Directors reviewed Statement of Account Preliminary to Levying of Lien
49 for account number A1740001465901. Following review and discussion, it was the
50 general consent of the Board of Directors to approve a pre-lien if the homeowner
51 does not respond to Treasury letter by November 5, 2013. The motion passed
52 unanimously.

Account
#A1740001465901

53

54 The Board of Directors re-evaluated Statement of Account Preliminary to Levying of
55 Lien for account number A1740001471701. No action was taken because the
56 account is current.

Account
A1740001471701

57

58 The Board of Directors re-evaluated Statement of Account Preliminary to Levying of
59 Lien for account number A1740001457801. Following review and discussion, it was
60 the general consent of the Board of Directors to take no action at this time.
61 Management was directed to monitor account through the month of November and
62 advise at the December meeting. The motion passed unanimously.

Account
A1740001457801

63

64 **Financials**

65 The Board of Directors reviewed the 2014 Annual Budget Report and Annual Policy
66 Statement package. Following review and discussion, it was the general consent of the
67 Board of Directors to approve the 2014 Annual Budget Report as amended, keeping
68 the monthly assessment amount at two hundred eighty five dollars (\$285.00) per unit
69 and approve the 2014 Annual Policy Statement package as presented. The motion
70 passed unanimously.

2014 Annual Budget
Report and Annual
Policy Statement

71

72 The Board of Directors reviewed the financial statements for the period ending
73 September 30, 2013. Following review and discussion, a motion was made by Judith

Financial
Statements

74 Fischer, and seconded by John Russell to approve the financial statements as
75 amended. The motion passed unanimously.

76

77 **Board Actions**

78 The Board of Directors reviewed a proposal for the installation of landscape border,
79 leveling of uneven grass, and relocation of sprinklers submitted by Total Landscape
80 Maintenance. Following review and discussion, a motion was made by Judith
81 Fischer and seconded by Tamara Honegan to approve the proposal in the amount
82 of two thousand two hundred dollars (\$2,200.00). The motion passed unanimously.

Total Landscape
Maintenance
Proposal

83

84 The Board of Directors reviewed a termite inspection report for Clubhouse #1
85 submitted by Newport Exterminating. Following review and discussion, a motion
86 was made by John Russell and seconded by Judith Fischer to approve the
87 treatment and repairs at both clubhouses at a cost not to exceed two thousand
88 dollars (\$2,000.00). Management was directed to contact Newport Exterminating to
89 perform an inspection of both clubhouses in a timely manner. The motion passed
90 unanimously.

Termite Inspection
Report

91

92 **Open Forum**

93 The following item was discussed during Open Forum.

Open Forum

94 1. Noise Nuisance

95

96 **Adjournment**

97 There being no further business to come before the Board, it was the general consent
98 of the Board of Directors to adjourn the Meeting at 8:16 p.m.

Adjournment

99

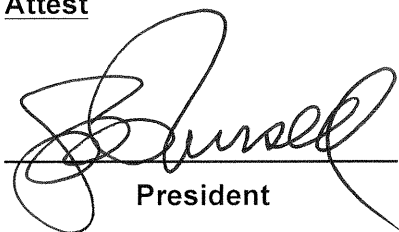
100 **Attest**

101

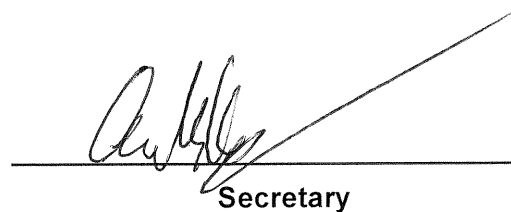
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103

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President



Secretary