

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
June 26, 2014**

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 June 26, 2014, Clubhouse #2, Cypress, California. John Russell, President, called  
4 the meeting to order at 6:54 p.m. with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President  
8 Tamara Honegan, Vice President  
9 Judith Fischer, Treasurer  
10 Maria Delvaux, Secretary

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12 **Directors Absent**

13 None

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15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.  
17 Derek Brosch, WeGen Solar, Inc.

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19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 4935(e), the Board notes that the  
21 following topics were discussed during an Executive Session Meeting held on June  
22 26, 2014:

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- 24 1. Approval of the Amended Executive Session Minutes from May 22, 2014
- 25 2. Show Cause Hearings
- 26 3. Board Member Correspondence
- 27 4. The Judge Law Firm Correspondence
- 28 5. Cane, Walker and Harkins, LLP Correspondence
- 29 6. Approval of Post-Judgment File for Account Number A1740001471701
- 30 7. Approval of Custodial Services Contract
- 31 8. Termite Treatment Responsibility
- 32

33 The foregoing Resolution is executed pursuant to the general consent of the Board  
34 of Directors.

Executive Session

35	<b><u>Minutes</u></b>	Minutes
36	The Board of Directors reviewed the Minutes from the Board of Directors Regular Session Meeting held on May 22, 2014. Following review, <u>Judith Fischer made a motion to approve the Minutes as presented. Maria Delvaux seconded the motion. The motion passed unanimously.</u>	
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41	<b><u>Board Actions</u></b>	
42	The Board of Directors reviewed an architectural application submitted by Park, 4767 Larwin Avenue, regarding the installation of a photovoltaic solar system. Derek Brosch, WeGen Solar, Inc., attended the meeting to answer questions from the Board. Following review and discussion, <u>Judith Fischer made a motion to approve the application as submitted. Tamara Honegan seconded the motion. The motion passed unanimously.</u>	4767 Larwin Avenue
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49	The Board of Directors reviewed correspondence submitted by Don Moreau, Parking Committee, regarding vehicle registration concern and parking citation. Following review and discussion, <u>the Board agreed, by general consent to take no further action at this time.</u>	Parking Committee
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54	The Board of Directors reviewed Lien Authorization Consent Calendar for account number 14767-01. Following review and discussion, <u>the Board agreed, by general consent to take no further action at this time as the account is current.</u>	Account #14767-01
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58	The Board of Directors reviewed Lien Authorization Consent Calendar for account number 14717-01. Following review and discussion, <u>the Board agreed, by general consent to approve a pre-lien if the homeowner does not respond to Treasury letter by July 11, 2014.</u>	Account #14717-01
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63	The Board of Directors reviewed income tax returns submitted by Schonwit and Company. Following review, <u>the Board agreed, by general consent to approve the income tax returns as submitted.</u>	2013 Income Tax Returns
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67	The Board of Directors reviewed the financial statement for the period ending May 31, 2014. Following review, <u>Judith Fischer made a motion to approve the financial statements as presented. John Russell seconded the motion. The motion passed unanimously.</u>	Financial Statements
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72	The Board of Directors reviewed proposals to repair and repaint wrought iron fencing at pool one (1) and pool three (3) submitted by several vendors. Following review and	Iron Fence Repair/Repaint
73		

74	discussion, <u>Judith Fischer made a motion to approve the proposal submitted by MCC</u>	Proposals
75	<u>Construction and Restoration to repair and repaint pool one (1) at a cost of one</u>	
76	<u>thousand eight hundred fifty dollars (\$1,850.00). Tamara Honegan seconded the</u>	
77	<u>motion. The motion passed unanimously.</u>	
78		
79	The Board of Directors reviewed a proposal for vinyl fencing and pump room gate	Vinyl Fencing
80	installation submitted by several vendors. Following review and discussion, <u>Judith</u>	Proposals
81	<u>Fischer made a motion to approve the proposal submitted by Fenceworks, Inc. to</u>	
82	<u>remove and replace three (3) pump room gates with vinyl gates at a cost of one</u>	
83	<u>thousand four hundred eighty-five dollars (\$1,485.00). Tamara Honegan seconded the</u>	
84	<u>motion. The motion passed unanimously.</u>	
85		
86	The Board of Directors reviewed a proposal for wrought iron fence replacement at	Wrought Iron
87	pool two (2) submitted several vendors. Following review and discussion, <u>the Board</u>	Fence Proposals
88	<u>agreed, by general consent to deny the proposal as the wrought iron fence at pool</u>	
89	<u>three (3) should be replaced first. Management was directed to obtain a proposal to</u>	
90	<u>replace the wrought iron fence at pool three (3).</u>	
91		
92	The Board of Directors reviewed a proposal for playground safety inspection of	Playground Safety
93	playground area four (4) submitted by Jamey Clark, Inc. Following review and	Inspection
94	<u>discussion, Judith Fischer made a motion to approve Option One (1), Certified</u>	Proposal
95	<u>Playground Safety Audit, at a cost of six hundred sixty-five dollars (\$665.00). John</u>	
96	<u>Russell seconded the motion. The motion passed unanimously.</u>	
97		
98	The Board of Directors reviewed a proposal for new clubhouse window shades	Clubhouse Window
99	submitted by Hollypark Custom Drapery. Following review and discussion, <u>the Board</u>	Covering Proposal
100	<u>agreed, by general consent to approve the proposal for ten (10) Century roller shades,</u>	
101	<u>inside mount, fabric Nordic Till 3%, color white/sand at a cost of one thousand nine</u>	
102	<u>hundred forty-eight dollars and twenty cents (\$1,948.20).</u>	
103		
104	The Board of Directors reviewed termite fumigation proposals submitted by several	Termite Fumigation
105	vendors. Following review and discussion, <u>the Board agreed, by general consent to</u>	Proposals
106	<u>table to July meeting. Management was directed to invite Accurate Termite and Pest</u>	
107	<u>Control to the July meeting.</u>	
108		
109	The Board of Directors reviewed the property, liability and workers compensation	Insurance Renewal
110	insurance renewal proposal submitted by Prendiville Insurance Agency. Following	
111	review and discussion, <u>Maria Delvaux made a motion to approve the proposal for</u>	
112	<u>property and liability insurance in the amount of forty seven thousand, six hundred</u>	

113 seventy-eight dollars (\$47,678.00) and workers compensation insurance in the  
114 amount of five hundred twenty-two dollars (\$522.00) totaling forty eight thousand two  
115 hundred dollars (\$48,200.00) effective July 12, 2014. Tamara Honegan seconded  
116 the motion. The motion passed unanimously.

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118 **Open Forum**

119 No items were discussed during Open Forum.

Open Forum

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121 **Adjournment**

122 There being no further business to come before the Board, the Board agreed, by  
123 general consent to adjourn the Meeting at 8:47 p.m.

Adjournment

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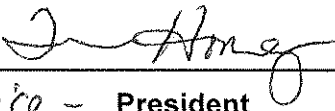
125 **Attest**


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Vice - President

  
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Secretary