

**Cypress Home Owners Association
Board of Directors Meeting Minutes
February 26, 2015**

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 February 26, 2015, Clubhouse #2, Cypress, California. John Russell, President,
4 called the meeting to order at 7:13 p.m. with a quorum of Directors present.

5

6 **Directors Present**

7 John Russell, President

8 Tamara Honegan, Vice President

9 Judith Fischer, Treasurer

10 Maria Delvaux, Secretary

11

12 **Directors Absent**

13 None

14

15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.

17 Seven (7) Homeowners

18

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
22 February 26, 2015:

Executive Session
Meeting Topics

23

24 1. Approval of the Executive Session Minutes from January 29, 2015

25 2. Show Cause Hearings

26 3. Cane, Walker and Harkins, LLP Correspondence

27 4. The Judge Law Firm Correspondence

28

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

31

32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Meeting

Minutes

34 held on January 29, 2015. Following review and discussion, Judith Fischer made a
35 motion to approve the Minutes as presented. John Russell seconded the motion.
36 The motion passed unanimously.

37

38 The Board of Directors reviewed the Minutes from the No Quorum Annual
39 Membership Meeting held on February 5, 2015. Following review and discussion,
40 the Board agreed, by general consent to approve the Minutes as amended.

41

42 **Board Actions**

43 The Board of Directors reviewed an Architectural Application submitted by Saacke,
44 4645 Larwin Avenue for concrete patio and shrubs installation in the common area
45 in front of the unit. Following review and discussion, the Board agreed, by general
46 consent to table this item until the March meeting.

4645 Larwin
Avenue

47

48 The Board of Directors reviewed the Resolution to Approve Duties, Responsibilities
49 and Authority of the Association President. Following review and discussion, the
50 Board agreed, by general consent to table this item until the March meeting.

Presidential
Resolution

51

52 The Board of Directors reviewed Bank Transaction Resolution submitted by
53 Management. Following review and discussion, the Board agreed, by general
54 consent that no action is required.

Bank Transaction
Resolution

55

56 The Board of Directors agreed, by general consent to discontinue attempting to hold
57 the Annual Election Meeting after two (2) consecutive, monthly attempts, during which
58 time no quorum has been achieved and that the current Board of Directors continue to
59 serve on the Board until the following Annual Election Meeting.

Annual Meeting
Resolution

60

61 The Board of Directors reviewed the financial statement for the periods ending
62 January 31, 2015. Following review and discussion, Judith Fischer made a motion to
63 accept the financial statements subject to audit. Maria Delvaux seconded the motion.
64 The motion passed unanimously.

Financial

65

66 The Board of Directors reviewed a proposal for modified asphalt reinforcement coating
67 repair at 4633 Larwin Avenue submitted by Antis Roofing and Waterproofing in the
68 amount of one thousand four hundred ninety-nine dollars (\$1,499.00). Following
69 review and discussion, Judith Fischer made a motion to approve the proposal. John
70 Russell seconded the motion. The motion passed unanimously.

Antis Roofing and
Waterproofing

71

72 The Board of Directors reviewed a proposal for interior repairs at 4616 Larwin Avenue,
73 submitted by Pacific Rim Architectural Services, Inc. in the amount of six hundred
74 seventy-five dollars (\$675.00). Following review and discussion, the Board agreed,
75 by general consent to deny the proposal as submitted. Management was directed to
76 obtain a revised proposal from Pacific Rim Architectural Services, Inc., for drywall
77 repair and paint at water damaged area only.

Pacific Rim
Architectural
Services, Inc.

78
79 The Board of Directors reviewed a change order for additional carport structure
80 repairs submitted by CPR Construction in the amount of five thousand three
81 hundred seventy-six dollars (\$5,376.00). Following review and discussion, Maria
82 Delvaux made a motion to approve the change order. Judith Fischer seconded the
83 motion. The motion passed unanimously.

CPR Construction

84
85 The Board of Directors reviewed a proposal for repainting the trash enclosures
86 submitted by Arenas Painting in the amount of one hundred fifty dollars (\$150.00)
87 per trash enclosure. Following review and discussion, the Board agreed, by general
88 consent to deny the proposal as submitted. Management was directed to obtain a
89 revised proposal from Arenas Painting for trash enclosure painting to include cost of
90 wood repairs, paint and gloss.

Arenas Painting

91
92 **Open Forum**

93 The following items were discussion during Open Forum:

Open Forum

- 94
95 1. Non-residents disposing trash in community dumpsters
96 2. Dog waste in common areas
97 3. Light pole cleaning throughout the community
98 4. Barking dogs

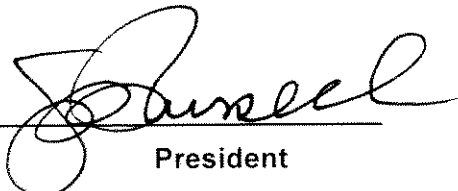
99
100 **Adjournment**

101 There being no further business to come before the Board of Directors, the Board
102 agreed by general consent to adjourn the Meeting at 8:12 p.m.

Adjournment

103
104 **Attest**

Attest

105
106
107
108 
President


Secretary