

**Cypress Home Owners Association
Board of Directors Meeting Minutes
April 23, 2015**

1 Upon due notice, given and received, the Cypress Home Owners Association Board of
2 Directors held their regularly scheduled Board of Directors Meeting on Thursday, April
3 23, 2015, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 6:32 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 One (1) Homeowner

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 April
22 23, 2015:

Executive Session
Meeting Topics

23

- 24 1. Approval of the Executive Session Minutes from March 26, 2015
- 25 2. Approval of Resolution to Foreclose for APN #242-104-43
- 26 3. Approval of Settlement Offer for Account Number A1740001455701
- 27 4. Cane, Walker and Harkins, LLP Correspondence
- 28 5. The Judge Law Firm Correspondence

29

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

32 **Minutes**

33 The Board of Directors reviewed the Minutes from the Board of Directors Meeting
34 held on March 26, 2015. Following review and discussion, the Board agreed, by
35 general consent to approve the Minutes as amended.

Minutes

37 **Board Actions**

38 The Board of Directors reviewed an Architectural Application submitted by Saacke,
39 4645 Larwin Avenue for concrete patio replacement in the common area in front of the
40 unit. Following review and discussion, Maria Delvaux made a motion to approve a
41 uniform concrete slab to replace the pavers next to the walkway that leads to the entry
42 door. In addition, the pavers at the neighboring unit, 4643 Larwin Avenue, will be
43 removed and a concrete slab added. Judith Fischer seconded the motion. The motion
44 passed unanimously.

4645 Larwin
Avenue

46 The Board of Directors reviewed a Draft Audit submitted by VanDerPol and Company.
47 Following review and discussion, Judith Fischer made a motion to approve the Audit
48 as submitted. Tamara Honegan seconded the motion. The motion passed
49 unanimously.

2014 Draft Audit

51 The Board of Directors reviewed the financial statement for the period ending
52 March 31, 2015. Following review and discussion, Judith Fischer made a motion to
53 accept the financial statements subject to audit. John Russell seconded the motion.
54 The motion passed unanimously.

Financial

56 The Board of Directors reviewed proposals for wrought iron fence replacement at
57 Pool area #2 submitted by CPR Construction, Fenceworks, Inc., and MCC
58 Construction and Restoration Services, Inc. Following review and discussion, the
59 Board agreed, by general consent to approve the proposal submitted by MCC
60 Construction and Restoration Services, Inc. in the amount of seventeen thousand two
61 hundred fifty dollars (\$17,250.00) contingent upon the following revision: omit the
62 three-fourths (3/4) inch pickets with angled tops and add six (6) foot fence with
63 speared pickets.

Wrought Iron Pool
Fence Proposals

65 The Board of Directors reviewed proposals for water damage repairs at 4616 Larwin
66 Avenue submitted by Pacific Rim Architectural Services, Inc., and Arenas Painting.
67 Following review and discussion, Maria Delvaux made a motion to approve the
68 proposal submitted by Pacific Rim Architectural Services, Inc. in the amount of one

4616 Larwin
Avenue

69 thousand one hundred dollars (\$1,100.00). Tamara Honegan seconded the motion.
70 Judith Fischer voted against approval. The motion passed by majority vote.

71

72 The Board of Directors reviewed a proposal submitted by Arenas Painting for wood
73 privacy fence replacement by the men's and women's restroom at Pool area #3 in the
74 amount of one thousand fifty dollars (\$1,050.00). Following review and discussion, the
75 Board agreed, by general consent to deny the proposal for wood replacement, as vinyl
76 fencing is a better option. Management was directed to obtain vinyl fence proposals.

Arenas Painting
Proposals

77

78 The Board of Directors reviewed a proposal submitted by Arenas Painting for wood
79 siding replacement at 4711 Larwin Avenue in the amount of one thousand seven
80 hundred fifty dollars (\$1,750.00). Following review and discussion, the Board agreed,
81 by general consent to table the proposal to the May meeting.

82

83 The Board of Directors reviewed a proposal submitted by Arenas Painting for wood
84 fence repairs and paint at 4590 Larwin Avenue, 4636 Larwin Avenue, and 4776 Larwin
85 Avenue in the amount of five hundred seventy-five dollars (\$575.00). Following review
86 and discussion, the Board agreed, by general consent to table the proposal to the May
87 meeting. Management was directed to obtain one (1) additional proposal from Aymco
88 Construction, Inc.

89

90 The Board of Directors reviewed proposals submitted by Association Reserves,
91 Foresight Financial Services, Inc., McCaffery Reserve Consulting, Reserve Data
92 Analysis, LLC, and Strategic Reserves for reserve study preparation. Following
93 review and discussion, Judith Fischer made a motion to approve the proposals
94 submitted by Strategic Reserves in the amount of five hundred ninety-nine dollars
95 (\$599.00) for a computer update. Tamara Honegan seconded the motion. The motion
96 passed unanimously.

Reserve Study
Preparation
Proposals

97

98 The Board of Directors reviewed proposals submitted by Newport Exterminating and
99 Access Exterminator Services, Inc., for termite treatment at 4580 Larwin Avenue.
100 Following review and discussion, Tamara Honegan made a motion to approve the
101 proposal submitted by Newport Exterminating in the amount of two hundred ninety-five
102 dollars (\$295.00) for drywood termite treatment. Maria Delvaux seconded the motion.
103 The motion passed unanimously.

4580 Larwin
Avenue

104

105 The Board of Directors reviewed a proposal submitted by CPR Construction for the
106 installation of an additional support strap on the bent spears at Pool area #3 in the

CPR Construction
Proposal

107 amount of one thousand nine hundred forty-two dollars (\$1,942.00). Following review
108 and discussion, the Board agreed, by general consent to table to the September
109 meeting. The Board will reinspect the angled pickets after the summer to determine if
110 the support strap is necessary to install.

111

112 The Board of Directors reviewed correspondence submitted by Arguello, 4795 Larwin
113 Avenue, regarding a request for plumbing reimbursement. Following review and
114 discussion, Tamara Honegan made a motion to approve the plumbing reimbursement
115 in the amount of three hundred fifty dollars (\$350.00). Judith Fischer seconded the
116 motion. The motion passed unanimously.

4795 Larwin
Avenue

117

118 **Open Forum**

119 The following topics were discussed in Open Forum:

120 1. Architectural Request for Window Installation

Open Forum

121

122 **Adjournment**

123 There being no further business to come before the Board of Directors, the Board
124 agreed by general consent to adjourn the Meeting at 8:21 p.m.

Adjournment

125

126 **Attest**

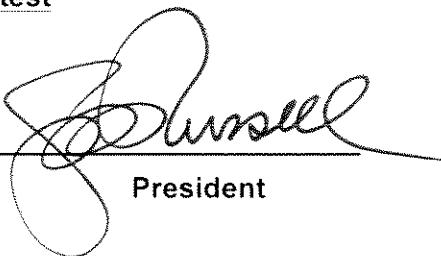
Attest

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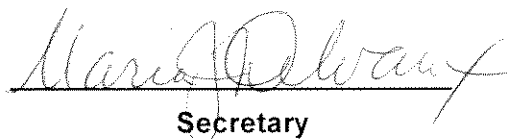
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President



Secretary