

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
February 25, 2016**

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,  
3 February 25, 2016, Clubhouse #2, Cypress, California. John Russell, President, called  
4 the meeting to order at 7:27 p.m., with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President  
8 Brenan Cheung, Treasurer  
9 Maria Delvaux, Secretary

10  
11 **Directors Absent**

12 None

13  
14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.  
16 Two (2) Homeowners

17  
18 **Executive Session Meeting Topics**

19 In accordance with California Civil Code Section 4935(e), the Board of Directors notes  
20 that the following topics were discussed during an Executive Session Meeting held on  
21 February 25, 2016:

- 22
- 23 1. Approval of the Executive Session Minutes from January 28, 2016
  - 24 2. Show Cause Hearing for Non Compliance Matter
  - 25 3. Non Compliance Matters to Legal Counsel Discussion
  - 26 4. Review of Statement of Accounts Preliminary to Levying of Liens
  - 27 5. Review of The Judge Law Firm Correspondence
  - 28 6. Review of Cane, Walker and Harkins, LLP Correspondence
  - 29 7. Review of Management Agreement Renewal Addendum

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

Executive Session  
Meeting Topics

33	<b><u>Minutes</u></b>	
34	The Board of Directors reviewed the Minutes from the Board of Directors Meeting held on January 28, 2016. Following review and discussion, <u>the Board agreed, by general consent to approve the Minutes as amended.</u>	Minutes
37	The Board of Directors reviewed the Minutes from the No Quorum Annual Membership Meeting held on February 11, 2016. Following review and discussion, <u>Maria Delvaux made a motion to approve the Minutes as presented. John Russell seconded the motion. The motion passed unanimously.</u>	
43	<b><u>Board Actions</u></b>	4690 Larwin Avenue
44	The Board of Directors reviewed an Architectural Application submitted by McFadden, 4690 Larwin Avenue for patio fence and gate replacement. Following review and discussion, <u>Brenan Cheung made a motion to approve the application as submitted. Maria Delvaux seconded the motion. The motion passed unanimously.</u>	
50	The Board of Directors reviewed an Architectural Application submitted by Jorgenson, 4578 Larwin Avenue for patio fence and gate replacement. Following review and discussion, <u>Brenan Cheung made a motion to approve the application as submitted. Maria Delvaux seconded the motion. The motion passed unanimously.</u>	4578 Larwin Avenue
56	The Board of Directors reviewed Lien Authorization Consent Calendars for account numbers A1740001478401, A1740001463402, and A1740001478504. Following review, <u>Maria Delvaux made a motion to approve the consent calendars as submitted. Brenan Cheung seconded the motion. The motion passed unanimously.</u>	Consent Calendars
61	The Board of Directors reviewed a Special Resolution to adjourn the Annual Membership Meeting due to lack of quorum. Following review and discussion, <u>the Board agreed, by general consent to approve the Resolution as presented.</u>	Special Resolution
65	The Board of Directors reviewed a Memorandum submitted by Management regarding FDIC Insurance Limit for City National Bank. No action was taken.	FDIC Insurance Limit
68	The Board of Directors reviewed a Bank Transaction Resolution regarding Morgan Stanley Money Market account. Following review and discussion, <u>Brenan Cheung</u>	Morgan Stanley Money Market

70 made a motion to invest one hundred fifty thousand dollars (\$150,000.00) into the  
71 Deutsche Strategic Government Securities Fund for a minimum of two (2) years per  
72 the recommendation of Jeffrey A. Russell, Morgan Stanley Wealth Management. Maria  
73 Delvaux seconded the motion. The motion passed unanimously.

Pool & Wader  
Maintenance  
Proposals

74  
75 The Board of Directors reviewed proposals for monthly maintenance of the pools and  
76 waders submitted by several vendors. Following review and discussion, the Board  
77 agreed, by general consent to table until the March 2016 Meeting. Management was  
78 directed to obtain one additional proposal from a local pool vendor.

79  
80 The Board of Directors reviewed a proposal for roof repairs at 4515 Larwin Avenue  
81 submitted by Antis Roofing and Waterproofing at a cost of one thousand eight  
82 hundred twenty-four dollars (\$1,824.00). Following review and discussion, John  
83 Russell made a motion to approve the proposal as submitted. Brenan Cheung  
84 seconded the motion. The motion passed unanimously.

4515 Larwin  
Avenue

85  
86 The Board of Directors reviewed a proposal for concrete repairs at 4551 Larwin  
87 Avenue and Alley ~~14~~<sup>13</sup> submitted by Pacific Rim Architectural Services, Inc. at a total  
88 cost of four thousand seventy-three dollars (\$4,073.00). Following review and  
89 discussion, the Board agreed, by general consent to table to the March meeting.  
90 Management was directed to obtain two (2) additional proposals for Board review.

Concrete Repair  
Proposals

91  
92 The Board of Directors reviewed a proposal for dry rot/termite repairs at pool area #3  
93 submitted by Humburg and Associates at a cost of three thousand one hundred  
94 twenty-seven dollars (\$3,127.00). Following review and discussion, the Board agreed,  
95 by general consent to table to the March meeting. Management was directed to obtain  
96 two (2) additional proposals for Board review.

Pool Area #3  
Wood Repairs

97  
98 The Board of Directors reviewed resignation correspondence submitted by Judith  
99 Fischer. No action was required. Management was directed to invite Judith Fischer to  
100 the March meeting.

Board Member  
Resignation

101  
102 The Board of Directors reviewed the draft Special Assessment Notice and Ballot  
103 submitted by Management. Following review and discussion, Maria Delvaux made a  
104 motion to approve the draft Special Assessment material contingent upon the addition  
105 of noting the costs paid by each homeowner and costs paid by the association's  
106 reserve fund. John Russell seconded the motion. The motion passed unanimously.

Special Assessment  
Notice and Ballot

107 The Board of Directors tabled the Financial Statements for the period ending January  
108 31, 2016 to the March meeting.

Financials

109

110 Open Forum

111 The following topic was discussed in Open Forum:

Open Forum

112 1. Hoarder

113 2. Termite Fumigation

114 3. Homeowner interest in becoming a Board Member

115

116 Adjournment

117 There being no further business to come before the Board of Directors, the Board  
118 agreed by general consent to adjourn the Meeting at 9:36 p.m.

Adjournment

119

120 Attest

Attest

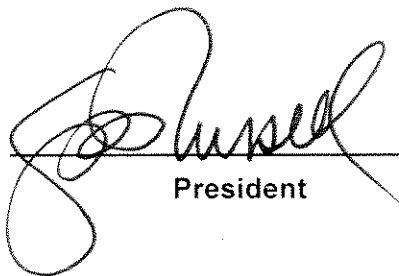
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President

  
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Secretary