

**Cypress Home Owners Association
Board of Directors Meeting Minutes
May 25, 2017**

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, May
3 25, 2017, Clubhouse #2, Cypress, California. John Russell, President, called the
4 meeting to order at 6:55 p.m., with a quorum of Directors present.

5
6 **Directors Present**

7 John Russell, President
8 Jack Nance, Vice President (arrived at 7:44 p.m.)
9 Deanna Borodayko, Secretary
10 Jean Redfearn, Treasurer

11
12 **Directors Absent**

13 None
14

15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.
17 Three (3) Homeowners
18

19 **Executive Session Meeting Topics**

20 In accordance with California Civil Code Section 4935(e), the Board of Directors notes
21 that the following topics were discussed during an Executive Session Meeting held on
22 May 25, 2017:

Executive Session
Meeting Topics

- 23
24 1. Approval of the Executive Session Minutes from February 23, 2017
25 2. Approval of the Executive Session Minutes from April 26, 2017
26 3. Review of Show Cause Hearing
27 4. Review of Homeowner Correspondence
28 5. Review of Cane, Walker and Harkins LLP Correspondence
29 6. Review of The Judge Law Firm Correspondence
30 7. Review of Statement of Account Preliminary to Levying of Liens
31

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

34 **Minutes**

35 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held
36 on February 23, 2017. Following review and discussion, the Board agreed, by general
37 consent to approve the Minutes as submitted.

Minutes

38

39 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held
40 on April 26, 2017. Following review and discussion, Jean Redfearn made a motion to
41 approve the Minutes as amended: Line 160, change "operating" to "reserve." Deanna
42 Borodayko seconded the motion. The motion passed unanimously.

43

44 **Board Actions**

45 The Board of Directors reviewed an Architectural Application submitted by Uchiyama,
46 4801 Larwin Avenue regarding window replacement. Following review and discussion,
47 Jean Redfearn made a motion to approve the Architectural Application as submitted.
48 Deanna Borodayko seconded the motion. The motion passed unanimously.

4801 Larwin
Avenue

49

50 The Board of Directors reviewed a Lien Authorization Consent Calendar regarding
51 account numbers 14588-01 and 14634-02. Following review, Jean Redfearn made a
52 motion to approve the Consent Calendars as submitted. John Russell seconded the
53 motion. The motion passed unanimously.

Lien Authorization
Consent Calendar

54

55 The Board of Directors reviewed the Draft Reserve Study, version two (2) submitted by
56 McCaffery Reserve Specialist. No Board action was required.

Draft Reserve
Study Version 2

57

58 The Board of Directors reviewed a proposal submitted by Scott English Plumbing to
59 install a pipe liner inside the main sewer line at 4820 Larwin Avenue at a cost of four
60 thousand four hundred fifty dollars (\$4,450.00). Following review and discussion, Jean
61 Redfearn made a motion to approve the proposal as submitted. Deanna Borodayko
62 seconded the motion. The motion passed unanimously.

4820 Larwin
Avenue

63

64 The Board of Directors reviewed a proposal submitted by Scott English Plumbing for
65 community wide hydrojetting of the main sewer lines. Following review and
66 discussion, the Board agreed, by general consent to table to the June meeting.
67 Management was directed to obtain two (2) additional proposals.

Hydrojetting
Proposal

<p>68 The Board of Directors reviewed a proposal submitted by Dave Bang and Associates 69 for playground renovations. Following review and discussion, <u>the Board agreed, by</u> 70 <u>general consent to approve the following playground equipment removals:</u> 71 <u>1) Build a twelve (12) inch tall box of plastic border timbers filled with wood fiber safety</u> 72 <u>surfacing, and access ramp into elevated pit underneath the swings at the playground</u> 73 <u>next to pool #1 at a cost of five thousand eight hundred dollars (\$5,800.00);</u> 74 <u>2) Build a twelve (12) inch tall box of plastic border timbers filled with wood fiber safety</u> 75 <u>surfacing, and access ramp into elevated pit underneath the climbing structure at the</u> 76 <u>playground in front of 4836 Larwin Avenue at a cost of four thousand eight hundred</u> 77 <u>dollars (\$4,800.00).</u> 78</p>	<p>Dave Bang and Associates</p>
<p>79 The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc. 80 regarding pool heater replacement at pool #1 at a cost of three thousand six hundred 81 sixty-five dollars and ninety-four cents (\$3,665.94). Following review and discussion, 82 <u>Jean Redfearn made a motion to approve the proposal as submitted. Deanna</u> 83 <u>Borodayko seconded the motion. The motion passed unanimously.</u> 84</p>	<p>Aquatic Balance Proposal</p>
<p>85 The Board of Directors reviewed a proposal submitted by Antis Roofing and 86 Waterproofing for roof repair at 4589 Larwin Avenue at a cost of four thousand ninety- 87 seven dollars (\$4,097.00). Following review and discussion, <u>the Board agreed, by</u> 88 <u>general consent to table to the June meeting. Management was directed to obtain two</u> 89 <u>(2) additional proposals to inspect and provide recommendation of roof replacement</u> 90 <u>for the building.</u> 91</p>	<p>4589 Larwin Avenue</p>
<p>92 The Board of Directors reviewed a Memorandum submitted by Management regarding 93 wood benches discussion. Following review and discussion, <u>the Board agreed, by</u> 94 <u>general consent to table to the June meeting.</u> 95</p>	<p>Wood Benches Discussion</p>
<p>96 The Board of Directors reviewed a Memorandum submitted by Management regarding 97 community wide painting discussion. No action was required. 98</p>	<p>Painting Discussion</p>
<p>99 The Board of Directors reviewed the 2017 Annual Calendar. No action was required. 100</p>	<p>Project Calendar</p>
<p>101 The Board of Directors reviewed correspondence regarding a car accident in front of 102 4636 Larwin Avenue. No action was required.</p>	<p>Car Accident Correspondence</p>

103 **Financials**

104 The Board of Directors reviewed the Financial Statement for the period ending
105 April 30, 2017. Following review and discussion, Jack Nance made a motion to
106 approve the Financial Statements, subject to annual audit review. Deanna Borodayko
107 seconded the motion. The motion passed unanimously.

Financials

109 **Open Forum**

110 In accordance with State Statute, the homeowners present are given an opportunity to
111 address the Board of Directors. There were three (3) Homeowners in attendance.
112 The following topics were discussed in Open Forum: General Association questions,
113 and paint color changes.

Open Forum

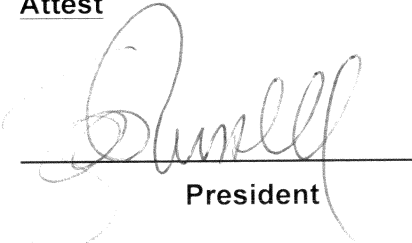
115 **Adjournment**

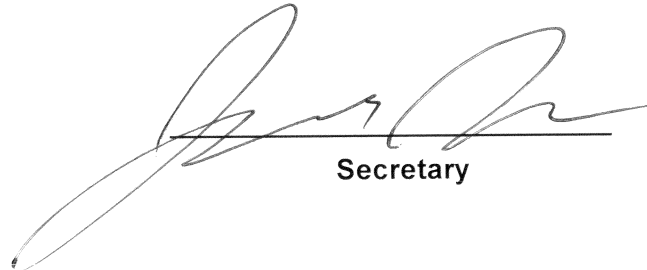
116 There being no further business to come before the Board of Directors, the Board
117 agreed, by general consent to adjourn the Meeting at 9:26 p.m.

Adjournment

119 **Attest**

Attest

120 
121 _____
122 **President**

120 
121 _____
122 **Secretary**