

MINUTES

CYPRESS HOMEOWNERS' ASSOCIATION GENERAL MEETING

AUGUST 28, 2007

The Cypress Homeowners' Association General Meeting was called to order by the President, Becky Fisher, on Tuesday, August 28, 2007 at 7:20 PM at Clubhouse 2.

EARTHQUAKE INSURANCE VOTE:

Inspectors of Election, Tracie Melton and Robert Kaplinsky, qualified earthquake insurance premium ballots for counting which was accomplished during course of the meeting.

The minutes from the July 25, 2007 General Meeting were read and approved as corrected.

TREASURER'S REPORT:

Reserve Study:

It was announced that an Off-Site Reserve Study will be done and compiled on October 31, 2007. Results of study will be available to residents after that date.

Roofing Plans – 2008:

It was announced that the 2008 roofing plans will be tabled until after the budget re-forecast. Updated roofing report will follow.

Budget Re-Forecast:

The Treasurer reported that 2007 budget re-forecast is complete and was summarized at the meeting. Copies are available upon request via Treasurer's telephone or e-mail. The 2008 budget will be presented after completion of the Reserve Study.

Investment Portfolio:

The Treasurer reported that Morgan-Stanley CD's are being reinvested at higher interest rates.

LANDSCAPE COMMITTEE:

A motion was made to approve bid of \$1,526 for landscape improvements. MSC

A motion was made for removal of concrete disrupted by large tree roots. Raised concrete creating safety and aesthetic problems. MSC

ARCHITECTURAL COMMITTEE:

Lee Robertson, Chairman of Architectural Committee, presented samples of Timberwolf Composite Fences along with two color samples to be considered for future fencing replacements. In addition, fencing must be professionally installed. Motion was made to approve fencing material in cedar color. MSC

RULES AND REGULATION COMMITTEE – no items for discussion

ENVIRONMENTAL COMMITTEE – no items for discussion

NEW BUSINESS:

A motion was made to continue heating pools from May 1 through September 30th. MSC

Graffiti Committee reported graffiti removal has been accomplished on the south side of the complex.

Candy apple will be removed from the front of 4681 and next to homeowner's parking space because of large bee population that gets inside homeowner's unit. Grass will replace candy apple in front of unit, and concrete will be poured in the parking area.

PRESENTATION:

Karen Hesky and Judith Fischer gave an informative presentation on Megan's Law which covered the origination of Megan's law, the purpose and legal aspects of the law. Facts about sex offenders were discussed and provided valuable information to help in the protection of children. Megan's Law Web Site information was also shared and can be accessed at www.meganslaw.ca.gov. Information about Jessica's Law was also provided.

EARTHQUAKE BALLOT RESULTS:

The Ballot Inspectors validated the following results:

Total ballots counted – 133

Yes votes – 70

No votes - 63

There being no further business, the meeting was adjourned at 7:55 PM

Respectfully submitted,

Diane Woodman
Recording Secretary