

CYPRESS HOMEOWNERS' ASSOCIATION
GENERAL MEETING

MINUTES

JUNE 27, 2007

The meeting was called to order by the President, Becky Fisher, on Wednesday, June 27, 2007 at 7:20 PM, in Clubhouse 2.

Officers in attendance were:

Becky Fisher – President
Judith Fischer – Vice President
Karen Hesky – Treasurer
Diane Woodman – Secretary
Lee Robertson – Member at Large
Tracie Melton – Property Manager

INSURANCE PRESENTATION:

An Insurance presentation by Greg Pena and Ray Thrall, our representatives from USI, was given to the Board and homeowner's in attendance. New insurance fees were explained and Mr. Pena also announced that our Association was given a "preferred market" rate because of past claim record. The Association was informed that our earthquake insurance premium would increase by \$40,000. Our Fireman's Fund premium will have a \$13,000 savings. Two changes will be required to enable the premium reduction. They are:

1. Use of gas BBQ's only. BBQ's using charcoal are prohibited due to the common wood fences and the fire hazard.
2. Units with balconies must update wood railings to current safety specifications by adding posts between existing railings.

Discussion with homeowners in attendance followed the presentation with a question and answer session conducted by Mr. Pena. The General Meeting followed.

The Minutes from the May 18, 2007 General Meeting were read and approved as corrected. MSC

TREASURER'S REPORT:

The Treasurer's report was approved as presented. MSC

Karen Hesky reported that she has consulted with our Morgan-Stanley investment advisor regarding the Association current investment plan. Our CD interest rates are currently paying an investment return of 4.6% to 5.2%. Karen also informed the homeowners that the remaining 2007 budget will be reforecast and new budget figures will be presented at a later date.

DISCUSSIONS AND ACTIONS:

Because of the time devoted to the insurance presentation, a modified meeting was conducted. Some agenda items will be covered at a future meeting.

INSURANCE REQUIREMENTS:

A motion was made to approve the correction of balcony safety railings as required by insurance renewal policy. MSC
Homeowners will also be advised that no charcoal BBQ's will be allowed, also required by insurance renewal policy.

EARTHQUAKE INSURANCE:

The cost of our earthquake insurance premium was discussed. Because there are four choices regarding the amounts of coverage, deductibles, etc, it was decided to submit ballots to all homeowners to assess the coverage offered and to vote on their choice. After voting process to determine choice of coverage, a special assessment may be necessary for funding of premium.

POOL KEYS:

New non-duplication pool keys will be made and issued July 13-14. Cost of changing pool locks and making new keys will be \$2,083. Replacement cost for lost keys will be \$100. It was also stated that upon sale of property, pool keys must be transferred to new owner by seller, realtor or escrow service.

HOMEOWNER'S DISCUSSIONS:

It was suggested that our previous handyman, Steve Garner's telephone number be included in newsletter.

Resident informed Board that alley 13 needs an additional disposal bin.

Resident informed Board that cement cracks and raised areas on walkways throughout the complex are creating a danger for falls. A survey of the complex walkways is necessary to assess the need for repair in problem areas.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Diane Woodman,
Recording Secretary