

**Cypress Homeowners Association  
Board of Directors Meeting Minutes  
March 27, 2008**

1 Upon due notice, given and received, the Cypress Homeowners Association  
2 Board of Directors held their regularly scheduled Board of Directors Meeting  
3 on Thursday, March 27, 2008 at Clubhouse #2 Cypress, California. Judith  
4 Fischer, President, called the meeting to order at 7:18 p.m. with a quorum of  
5 Directors present.

6

7 **Directors Present**

8 Judith Fischer, President

9 Betsy-Ann Toffler, Secretary

10 Karen Hesky, Treasurer

11 Dawn Masick, Director at Large

12

13 **Directors Absent**

14 Donald Moreau, Vice President

15

16 **Also Attending**

17 Ramona Acosta, Accell Property Management, Inc.

18 Lt. Jeff Kepley, Cypress Police Department

19 Officer Eric Carlson, Cypress Police Department

20 Approximately Fourteen (14) Homeowners

21

22 **Executive Session Meeting Topics**

23 In accordance with California Civil Code Section 1363.05, the Board notes that  
24 the following topics were discussed during an Executive Session Meeting held  
25 on March 27, 2008:

Executive Session

26 1. Approval of Executive Session Meeting Minutes of  
27 February 26, 2008 and March 13, 2008

28 2. Show Cause Hearings

29 3. Correspondence regarding the waiver of late charges and  
30 assessments

31 4. Statements of Account Preliminary to Levying of Liens

32 5. Legal correspondence regarding delinquency status

- 33 6. Email Correspondence regarding Foreclosure  
34 7. Legal Correspondence regarding the Formation of Contracts

35

36 The foregoing resolution is executed pursuant by the general consent of the  
37 Board of Directors.

38

39 **Presentation**

40 Lt. Jeff Kepley gave a presentation of the services provided by  
41 the Cypress Police Department.

42

43 **Homeowner Open Forum**

44 The following issues and topics were discussed during the Homeowner Open  
45 Forum:

46

- 47 1. Poor workmanship by Royal Roofing Corporation  
48 2. Types of trees planted in the common area  
49 3. Communication with L'Abri Management regarding  
50 Statements of Account

51

52 **Minutes**

53 The Board of Directors reviewed the Minutes from the January 29, 2008  
54 Annual Membership Meeting. Following review and discussion, a motion  
55 was made by Betsy-Ann Toffler and seconded by Karen Hesky to approve the  
56 Minutes as amended. The motion carried unanimously.

57

58 The Board of Directors reviewed the Minutes from the January 29, 2008  
59 Organizational Meeting. Following review and discussion, a motion was  
60 made by Betsy-Ann Toffler and seconded by Karen Hesky to approve the  
61 Minutes as amended. The motion carried unanimously.

62

63 The Board of Directors reviewed the Minutes from the February 26, 2008  
64 Board of Directors Meeting. Following review and discussion, a motion was  
65 made by Betsy-Ann Toffler and seconded by Karen Hesky to approve the  
66 Minutes as submitted. The motion carried unanimously.

67

Open Forum

67 **Board Actions**  
68 The Board of Directors reviewed the Lien Authorization Consent Calendar  
69 for accounts: 114631, 114647, 114653, 114670, 114731, 114761, 114549 and  
70 114615. Following review and discussion, a motion was made by Betsy-Ann  
71 Toffler, and seconded by Karen Hesky to approve the Consent Calendar and  
72 to file the liens in accordance with the Association's Collection Policy. The  
73 motion carried unanimously.

Lien Authorization  
Consent Calendar

74  
75 The Board of Directors reviewed the Certified Safety Audit prepared by  
76 Playground Safety Analysts of the five (5) playgrounds within the  
77 Association. The Board instructed Management to obtain proposals for  
78 repairing the existing equipment, removal and demo of the existing  
79 equipment, and replacement. Once the figures are obtained, a survey will be  
80 sent to the membership of the available options.

Playground Safety  
Analysts

81  
82 The Board of Directors reviewed the proposal submitted by TruGreen  
83 LandCare for the walk items noted on the January 30, 2008 walk through.  
84 Following review and discussion, it was the general consent of the Board of  
85 Directors to table further action on this proposal pending a determination on  
86 the landscape maintenance contract.

TruGreen  
LandCare

87  
88 The Board of Directors reviewed the irrigation evaluation and suggestive  
89 replacements submitted by TruGreen LandCare. Following review and  
90 discussion, it was the general consent of the Board of Directors to deny the  
91 proposal at this time.

92  
93 The Board of Directors reviewed the proposals submitted by Royal Roofing  
94 Corporation to re-roof twelve (12) buildings, including both the Mansard and  
95 flat roofs and a proposal to replace the Mansards only on fourteen (14)  
96 buildings. Following review and discussion, it was the general consent of the  
97 Board of Directors to table the proposal for further strategic planning.

Royal Roofing  
Proposals

98  
99 The Board of Directors reviewed pest control proposals submitted by  
100 Newport Exterminating and Rodent Pest Technologies. Following review

Pest Control  
Proposals

101 and discussion, a motion was made by Betsy-Ann Toffler, and seconded by  
102 Karen Hesky to address pest control on an as needed basis. The motion  
103 carried unanimously. Management will add Rodent Pest Technologies to the  
104 Association's vendor list.

105

106 The Board of Directors reviewed patrol service proposals submitted by Patrol  
107 Masters Inc., Patrol One and Independent National Security. Following  
108 review and discussion, a motion was made by Karen Hesky, and seconded by  
109 Betsy-Ann Toffler to deny the proposals due to budget constraints. The  
110 motion carried unanimously.

111

112 The Board of Directors reviewed the landscape maintenance proposal and  
113 agreement submitted by Artistic Maintenance Inc. at a total cost of seven  
114 thousand two hundred dollars (\$7,200.00) per month. Following review and  
115 discussion, a motion was made by Betsy-Ann Toffler, and seconded by Karen  
116 Hesky to approve the proposal as submitted. The motion carried 3-0, Judith  
117 Fischer abstained.

118

119 The Board of Directors reviewed the janitorial service proposal submitted by  
120 Experience Building Services at a total cost of seven hundred forty-five  
121 dollars (\$745.00) per month. Following review and discussion, a motion was  
122 made by Karen Hesky to approve the proposal contingent upon prompt  
123 payment by the 20<sup>th</sup> of each month, which would allow for a one and a half (1  
124 1/2) percent discount on the monthly invoice. Judith Fischer seconded the  
125 motion. The motion carried unanimously.

126

127 The Board of Directors reviewed the pool maintenance proposal submitted by  
128 Aquatic Balance Inc. with a summer rate of nine hundred fifty dollars  
129 (\$950.00) per month and a winter rate of six hundred fifty dollars (\$650.00)  
130 per month. Following review and discussion, a motion was made by Judith  
131 Fischer, and seconded by Karen Hesky to approve the proposal as submitted.

132

133 The Board of Directors reviewed the pool plaster proposal submitted by Alan  
134 Smith Pool Plastering Inc. at a total cost of twenty three thousand five

Patrol Service  
Proposal

Artistic  
Maintenance Inc.

Experience  
Building Services

Aquatic Balance  
Proposal

Alan Smith Pool  
Plastering Inc.

135 dollars (\$23,005.00) for recreation area #1 and nine thousand four hundred  
136 dollars (\$9,400.00) for recreation area #3. Following review and discussion, a  
137 motion was made by Karen Hesky to approve the proposal for recreation area  
138 #1 and to table the proposal for recreation area #3 to 2009. The motion was  
139 seconded by Judith Fischer. The motion carried unanimously.

140

141 The Board of Directors reviewed the signage proposals submitted by A Good  
142 Sign, Fast Signs and Signs Plus for the parking signs to be installed at each  
143 alley entrance. Following review and discussion, a motion was made by  
144 Betsy-Ann Toffler, and seconded by Karen Hesky to approve the proposal  
145 submitted by Signs Plus at a cost of seven hundred thirty-five dollars and  
146 thirty-nine cents (\$735.39).

147

148 The Board of Directors reviewed the carport painting proposals submitted by  
149 Action Painting, Hutton Painting, Brooker Associates Inc. and First Street  
150 Painting. Following review and discussion, a motion was made by Karen  
151 Hesky, and seconded by Betsy-Ann Toffler to approve the proposal  
152 submitted by Brooker Associates Inc. at a cost of twenty seven thousand, five  
153 hundred dollars (\$27,500.00) using the Vista Paint color Dovetail. The motion  
154 carried unanimously.

155

156 The Board of Directors reviewed the concrete repair proposal submitted by  
157 Schlick Services to repair the concrete from 4790-4798 Larwin Avenue at a  
158 total cost of two thousand two hundred thirty seven dollars (\$2,237.00).  
159 Following review and discussion, a motion was made by Dawn Masick and  
160 seconded by Karen Hesky to approve the proposal as submitted. The motion  
161 carried unanimously.

162

163 The Board of Directors reviewed an invoice for plumbing repairs at 4733  
164 Larwin Avenue submitted by Hagen Plumbing Inc. at a total cost of three  
165 hundred seventy five dollars and sixty five cents (\$375.65). Following review  
166 and discussion, a motion was made by Betsy-Ann Toffler to approve the  
167 invoice contingent upon the request by Management to attempt to have the  
168 late charges waived. The motion was seconded by Karen Hesky. The motion  
169 carried unanimously.

Signage  
Proposals

Carport Painting  
Proposals

Schlick Services  
Proposal

4733 Larwin  
Avenue

170 **Architectural Applications**

171 The Board of Directors reviewed a request from 4676 Larwin Avenue to  
172 replace the concrete in the front patio area with pavers. Following review  
173 and discussion, a motion was made by Judith Fischer, and seconded by Karen  
174 Hesky to approve the application as submitted. The motion carried  
175 unanimously.

4676 Larwin  
Avenue

176  
177 The Board of Directors reviewed a request from 4714 Larwin Avenue for the  
178 replacement of the rear patio cover, which would be attached to the  
179 structure. Following review and discussion, a motion was made by Betsy-  
180 Ann Toffler, and seconded by Karen Hesky to approve the application as  
181 submitted. The motion carried unanimously.

4676 Larwin  
Avenue

182  
183 **Financials**

184 The Board of Directors reviewed the financial statements for the period  
185 ending December 31, 2007, January 31, 2008 and February 29, 2008. Karen  
186 Hesky provided a Treasurer's Report to the membership. Following review  
187 and discussion, a motion was made by Karen Hesky to accept the financial  
188 statements for December 31, 2007 and January 31, 2008 and to table the  
189 financial statement for the period ending February 29, 2008. Betsy-Ann  
190 Toffler seconded the motion. The motion carried unanimously.

Financials

191  
192 **Adjournment**

193 There being no further business to come before the Board, it was the general  
194 consent of the Board of Directors to adjourn the meeting at 8:48 p.m.

Adjournment

195  
196  
197 **Attest**

Attest

198  
199  
200  
201 \_\_\_\_\_  
202 President

\_\_\_\_\_  
Secretary