

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
July 21, 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, July  
3 21, 2016, Clubhouse #2, Cypress, California. John Russell, President, called the  
4 meeting to order at 6:41 p.m., with a quorum of Directors present.

5  
6 **Directors Present**

7 John Russell, President  
8 Maria Delvaux, Secretary  
9 Jean Redfearn, Director at Large

10  
11 **Directors Absent**

12 None

13  
14 **Also Attending**

15 Dianna Campellone, Accell Property Management, Inc.  
16 One (1) Homeowner

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 July 21, 2016:

- 22
- 23 1. Approval of the Executive Session Minutes from June 29, 2016
- 24 2. Review of Cane, Walker and Harkins, LLP Correspondence
- 25

26 The foregoing Resolution is executed pursuant to the general consent of the Board of  
27 Directors.

28  
29 **Minutes**

30 The Board of Directors reviewed the Minutes from the Board of Directors Meeting held  
31 on June 29, 2016. Following review and discussion, John Russell made a motion to  
32 approve the Minutes as presented. Jean Redfearn seconded the motion. The motion  
33 passed unanimously.

Executive Session  
Meeting Topics

Minutes

34 **Board Actions**

35 The Board of Directors reviewed an Architectural Application submitted by Smith  
36 (Brown), 4731 Larwin Avenue regarding the front entry door replacement. Following  
37 review and discussion, Maria Delvaux made a motion to approve the Architectural  
38 Application contingent upon the following conditions: glass in door to be clear and  
39 paint color of door to be "Sable" brown. Jean Redfearn seconded the motion. The  
40 motion passed unanimously.

4731 Larwin  
Avenue

41

42 **Financial Actions**

43 The Board of Directors reviewed the 2015 Income Tax Returns submitted by  
44 VanDerPol and Company. Following review and discussion, the Board agreed, by  
45 general consent to approve the Income Tax returns as submitted.

2015 Income Tax  
Returns

46

47 The Board of Directors reviewed the Association's current Collection Policy. Following  
48 review and discussion, Jean Redfearn made a motion to approve the Association's  
49 current Collection Policy with no changes. John Russell seconded the motion. The  
50 motion passed unanimously.

Collection Policy  
Discussion

51

52 The Board of Directors reviewed a Bank Transaction Resolution regarding a twelve  
53 (12) month CD at Pacific Premier Bank, in the amount of one hundred twenty five  
54 thousand dollars (\$125,000.00) maturing on June 10, 2016. No action was required.

Bank Transaction  
Resolution

55

56 The Board of Directors reviewed a Bank Transaction Resolution regarding several  
57 accounts at Morgan Stanley Bank. Following review and discussion, the Board  
58 agreed, by general consent to table to the August meeting. Jean Redfearn to research  
59 brokerage firms and discuss with the Board at the August meeting.

Morgan Stanley  
Bank Accounts

60

61 **Maintenance and Service Proposals**

62 The Board of Directors reviewed a proposal regarding Earthquake Insurance renewal  
63 submitted by the Association's insurance company, Prendiville Insurance Agency, at a  
64 cost of seventy six thousand four hundred eighty-four dollars and thirty-six cents  
65 (\$76,484.36). Following review and discussion, the Board agreed, by General consent  
66 to table to the August meeting. Management was directed to invite Patrick Prendiville,  
67 Prendiville Insurance Agency to the August meeting to discuss Earthquake Insurance  
68 with the Board and Homeowners.

Earthquake  
Insurance  
Renewal

69 The Board of Directors reviewed a Memorandum submitted by Management regarding  
70 hiring a handyman for the Association. Following review and discussion, the Board  
71 agreed, by general consent to table the discussion until the August meeting.

Handyman  
Discussion

72  
73 The Board of Directors reviewed correspondence regarding CAI Membership  
74 submitted by CAI-Orange County Regional Chapter. Following review and discussion,  
75 Maria Delvaux made a motion to approve the CAI Community Association Leader and  
76 Homeowner Membership Application for Jean Redfearn, at a cost of one hundred  
77 twenty dollars (\$120.00). Jean Redfearn seconded the motion. The motion passed  
78 unanimously.

CAI Membership

79  
80 The Board of Directors reviewed the California Legislative Action Committee Donation  
81 Request submitted by Community Association Institute. Following review and  
82 discussion, the Board agreed, by general consent to deny a pledge.

CLAC  
Correspondence

83  
84 **Financials**

85 The Board of Directors reviewed the Financial Statements for the period ending June  
86 30, 2016. Following review and discussion, John Russell made a motion to approve  
87 the Financial Statements, subject to annual audit review. Jean Redfearn seconded the  
88 motion. The motion passed unanimously.

Financials

89  
90 **Open Forum**

91 In accordance with State Statute, the homeowners present are given an opportunity to  
92 address the Board of Directors. There were no topics discussed during Open Forum.

Open Forum

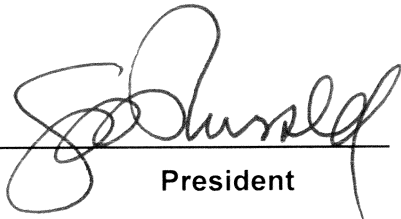
93  
94 **Adjournment**


95 There being no further business to come before the Board of Directors, the Board  
96 agreed, by general consent to adjourn the Meeting at 8:14 p.m.

Adjournment

97  
98 **Attest**

Attest

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100  
101  
102  
103  
  
President

  
Secretary