

**Cypress Home Owners Association
Board of Directors Meeting Minutes
August 17, 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,
3 August 17, 2017, Clubhouse #2, Cypress, California. John Russell, President, called
4 the meeting to order at 7:07 p.m., with a quorum of Directors present.

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6 **Directors Present**

7 John Russell, President
8 Jack Nance, Vice President
9 Jean Redfearn, Treasurer

10
11 **Directors Absent**

12 Deanna Borodayko, Secretary

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 August 17, 2017:

- 22
- 23 1. Approval of the Executive Session Minutes from July 27, 2017
- 24 2. Review of Homeowner Correspondence
- 25 3. Review of The Judge Law Firm Correspondence
- 26 4. Review of Cane, Walker and Harkins LLP Correspondence
- 27

28 The foregoing Resolution is executed pursuant to the general consent of the Board of
29 Directors.

30
31 **Presentation**

32 L.A. Hydro-jet attended the meeting to answer questions from the Board of Directors
33 regarding the submitted proposal to hydro-jet all main sewer lines throughout the
34 community.

Executive Session
Meeting Topics

L.A. Hydro-jet
Presentation

35	<u>Minutes</u>	
36	The Board of Directors reviewed the Minutes from the Board of Directors Meeting held	Minutes
37	on July 27, 2017. Following review and discussion, <u>Jean Redfearn made a motion to</u>	
38	<u>approve the Minutes as submitted. Jack Nance seconded the motion. The motion</u>	
39	<u>passed unanimously.</u>	
40		
41	<u>Architectural Matters</u>	
42	The Board of Directors reviewed an Architectural Application submitted by Uchiyama,	4801 Larwin Avenue
43	4801 Larwin Avenue regarding patio fence replacement. Following review and	
44	discussion, <u>John Russell made a motion to approve the Architectural Application as</u>	
45	<u>submitted and to split the financial responsibility of the fence replacement in half</u>	
46	<u>between the Association and the Homeowner due to Association tree roots that</u>	
47	<u>damaged the Homeowner's fence. Jack Nance seconded the motion. The motion</u>	
48	<u>passed unanimously. The Board also agreed to pay for half of the expense to replace</u>	
49	<u>the patio fence at 4799 Larwin Avenue and the full cost to replace the patio concrete</u>	
50	<u>slab to builder grade.</u>	
51		
52	The Board of Directors reviewed an Architectural Application submitted by Mao, 4690	4690 Larwin Avenue
53	Larwin Avenue regarding patio fence replacement. Following review and discussion,	
54	<u>John Russell made a motion to approve the Architectural Application as submitted.</u>	
55	<u>Jack Nance seconded the motion. The motion passed unanimously.</u>	
56		
57	<u>Financial Action</u>	
58	The Board of Directors tabled the Annual Budget Report to the September meeting.	Annual Budget Report
59		
60	The Board of Directors reviewed a Bank Transaction Resolution submitted by	Morgan Stanley Mutual Fund
61	Management for the Morgan Stanley Mutual Fund. Following review and discussion,	
62	<u>Jean Redfearn made a motion to liquidate the Mutual Fund and leave as cash. John</u>	
63	<u>Russell seconded the motion. The motion passed unanimously.</u>	
64		
65	<u>Maintenance and Service Proposals</u>	
66	The Board of Directors reviewed community wide hydro-jetting proposals submitted by	Community Wide Hydro-jetting Proposals
67	L.A. Hydro-jet and Scott English Plumbing, Inc. Following review and discussion, <u>the</u>	
68	<u>Board agreed, by general consent to table to the September meeting. L. A. Hydro-jet</u>	
69	<u>to resubmit a revised proposal for clean out installations, camera inspections and</u>	
70	<u>hydro-jetting.</u>	
71		

72	The Board of Directors tabled the community wide painting proposals to the	Community Wide
73	September meeting.	Painting Proposals
74		
75	The Board of Directors reviewed a carport dusting proposal submitted by Total	Carport Dusting
76	Landscape Maintenance at a cost of one thousand, nine hundred twenty dollars	Proposal
77	(\$1,920.00). Following review and discussion, <u>Jean Redfearn made a motion to</u>	
78	<u>approve the proposal as submitted and to be completed by September 30, 2017. Jack</u>	
79	<u>Nance seconded the motion. The motion passed unanimously.</u>	
80		
81	The Board of Directors reviewed Inspector of Election Proposals. Following review	Inspector of
82	and discussion, <u>the Board agreed, by general consent to deny the proposal and solicit</u>	Election Proposals
83	<u>Homeowner volunteers to act as Inspectors of Election.</u>	
84		
85	<u>Administrative & Operating Requests and Actions</u>	
86	The Board of Directors reviewed correspondence submitted by Management regarding	Senate Bill 918
87	Senate Bill 918. Following review and discussion, <u>the Board agreed, by general</u>	
88	<u>consent to mail the required form only.</u>	
89		
90	The Board of Directors reviewed the 2017 Annual Calendar. No Board action was	Annual Calendar
91	taken.	
92		
93	The Board of Directors reviewed a Memorandum submitted by Management regarding	4576 Larwin
94	a request from a new tenant at 4576 Larwin Avenue to advertise the non-used open	Avenue
95	bedroom(s) on Air BNB for weekend stays/guests. Following review and discussion,	
96	<u>Jean Redfearn made a motion to deny the request as it is prohibited by the Governing</u>	
97	<u>Documents of the Association. Jack Nance seconded the motion. The motion passed</u>	
98	<u>unanimously.</u>	
99		
100	The Board of Directors reviewed correspondence submitted by Fisher, 4814 Larwin	4814 Larwin
101	Avenue regarding an increase in rodent activity around the building. No Board action	Avenue
102	was taken.	
103		
104	<u>Financials</u>	
105	The Board of Directors reviewed the Financial Statement for the period ending July 31,	Financials
106	2017. Following review and discussion, <u>John Russell made a motion to approve the</u>	
107	<u>Financial Statements, subject to annual audit review. Jean Redfearn seconded the</u>	
108	<u>motion. The motion passed unanimously.</u>	

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 no Homeowners in attendance.

Open Forum

112

113 **Adjournment**

114 There being no further business to come before the Board of Directors, the Board
115 agreed, by general consent to adjourn the Meeting at 9:00 p.m.

Adjournment

116

117 **Attest**

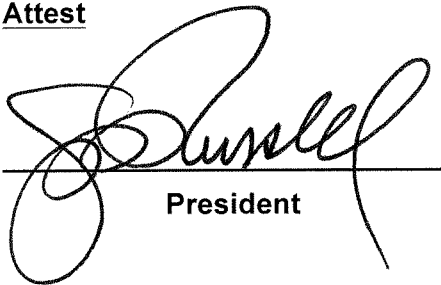
Attest

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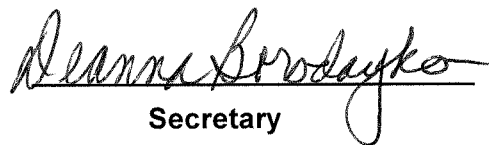
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President



Secretary