

**Cypress Home Owners Association  
Board of Directors Meeting Minutes  
August 28, 2014**

1 Upon due notice, given and received, the Cypress Home Owners Association Board  
2 of Directors held their regularly scheduled Board of Directors Meeting on Thursday,  
3 August 28, 2014, Clubhouse #2, Cypress, California. John Russell, President, called  
4 the meeting to order at 6:56 p.m. with a quorum of Directors present.

5  
6 **Directors Present**

7 John Russell, President  
8 Tamara Honegan, Vice President  
9 Judith Fischer, Treasurer  
10 Maria Delvaux, Secretary

11  
12 **Directors Absent**

13 None

14  
15 **Also Attending**

16 Dianna Campellone, Accell Property Management, Inc.  
17 Patrick Prendiville, Prendiville Insurance Agency  
18 Three (3) Homeowners

19  
20 **Presentation**

21 Patrick Prendiville, Prendiville Insurance Agency attended the meeting  
22 to discuss Earthquake Insurance Renewal.

Prendiville  
Insurance Agency  
Presentation

23  
24 **Executive Session Meeting Topics**

25 In accordance with California Civil Code Section 4935(e), the Board notes that the  
26 following topics were discussed during an Executive Session Meeting held on August  
27 28, 2014:

Executive Session

- 28  
29 1. Approval of the Executive Session Minutes from July 24, 2014  
30 2. Show Cause Hearing for Non Registered Vehicle in Community  
31 3. Waiver of Late Fee Request  
32 4. The Judge Law Firm Case History Summary Report  
33 5. Cane, Walker and Harkins, LLP Correspondence  
34 6. Statements of Account Preliminary to Levying of Liens  
35 7. Approval of Arenas Painting Maintenance Contract Renewal

36 The foregoing Resolution is executed pursuant to the general consent of the Board  
37 of Directors.

38

39 **Minutes**

40 The Board of Directors reviewed the Minutes from the Board of Directors Meeting  
41 held on July 24, 2014. Following review, the Board agreed, by general consent to  
42 approve the Minutes as presented.

Minutes

43

44 **Board Actions**

45 The Board of Directors reviewed correspondence submitted by Board Member,  
46 Judith Fischer regarding landscape concerns at 4795 Larwin Avenue.

Homeowner

Correspondence

47

48 The Board of Directors reviewed correspondence submitted by Board Member,  
49 Maria Delvaux regarding excessive water on sidewalk behind 4506 and 4508  
50 Larwin Avenue.

51

52 The Board of Directors reviewed correspondence submitted by Parking Committee  
53 Member, Don Moreau regarding illegal parking in fire lane behind 4782 Larwin  
54 Avenue.

55

56 The Board of Directors reviewed Special Emergency Presidential Resolution to  
57 approve a proposal submitted by Proserv Plumbing and Drain in the amount of two  
58 thousand four hundred eighty-six dollars (\$2,486.00) for common sewer line repair  
59 at 4801 Larwin Avenue. Management was directed to obtain a copy of the permit  
60 pulled by Proserv Plumbing and Drain.

Special Resolution

61

62 The Board of Directors reviewed Lien Authorization Consent Calendars for account  
63 number A1740001463402. Following review and discussion, the Board agreed by  
64 general consent that no action is required as the account is current.

Lien Authorization

Consent Calendar

65

66 The Board of Directors reviewed Draft Reserve Study submitted by Strategic  
67 Reserves. Following review and discussion, the Board agreed, by general consent to  
68 approve the Draft Reserve Study.

Draft Reserve

Study

69

70 The Board of Directors reviewed Bank Transaction Resolution submitted by  
71 Management. Following review and discussion, the Board agreed, by general consent  
72 that no action is required.

Bank Transaction

Resolution

73

74 75 76 77	The Board of Directors reviewed the financial statement for the period ending July 31, 2014. Following review, <u>Judith Fischer made a motion to approve the financial statements as presented. Tamara Honegan seconded the motion. The motion carried unanimously.</u>	Financial Statements
78 79 80 81 82 83 84 85 86	The Board of Directors reviewed the Earthquake and Flood Insurance renewal proposal submitted by Prendiville Insurance Agency. Following review and discussion, <u>Judith Fischer made a motion to approve the insurance renewal proposal in the amount of eighty two thousand, three hundred forty-six dollars and eighty cents (\$82,346.80) and Earthquake and Flood Insurance, Excess Coverage, in the amount of seventeen thousand dollars (\$17,000.00) totaling ninety nine thousand three hundred forty-six dollars and eighty cents (\$99,346.80) effective September 1, 2014. Maria Delvaux seconded the motion. The motion carried unanimously.</u>	Earthquake Insurance Renewal
87 88 89 90 91 92	The Board of Directors reviewed a proposal submitted by Antis Roofing and Waterproofing in the amount of five hundred sixty-five dollars (\$565.00) for rodent screen installation on T-top style roof vents at 4616 Larwin Avenue. Following review and discussion, <u>Maria Delvaux made a motion to approve the proposal as submitted. Judith Fischer seconded the motion. The motion carried unanimously.</u>	Antis Roofing and Waterproofing
93 94 95 96 97 98	The Board of Directors reviewed a proposal submitted by Aquatic Balance, Inc. in the amount of eight hundred dollars and forty-eight cents (\$800.48) for automatic fill installation at pool and wader #1. Following review and discussion, <u>Judith Fischer made a motion to approve the proposal. Tamara Honegan seconded the motion. The motion carried unanimously.</u>	Aquatic Balance Proposal
99 100 101 102 103	The Board of Directors reviewed proposals submitted by Jamey Clark, Inc. and Dave Bang Associates, Inc. for playground materials. Following review and discussion, <u>the Board agreed, by general consent to table to the September meeting.</u>	Playground Proposals
104 105 106 107 108	The Board of Directors reviewed proposals submitted by Accurate Termite and Pest Control, Newport Exterminating and The Termite Guy for termite fumigation. Following review and discussion, <u>the Board agreed, by general consent to table until further notice.</u>	Termite Fumigator Proposals
109 110 111	The Board of Directors reviewed proposals submitted by several vendors for Inspector of Election. Following review and discussion, <u>the Board agreed, by</u>	Inspector of Election Proposals

112 general consent to deny the proposals as the Board will appointment homeowners  
113 as Inspector of Election for the Annual Election Meeting in February 2015.

114

115 The Board of Directors reviewed Draft Request for Candidates notice submitted by  
116 Management. Following review and discussion, the Board agreed, by general  
117 consent to approve the notice as presented.

118

119 **Open Forum**

120 The following topics were discussed in Open Forum: condition of wood fibers in  
121 playground area #2, and solicitors in the community.

122

123 **Adjournment**

124 There being no further business to come before the Board, the Board agreed by  
125 general consent to adjourn the Meeting at 8:40 p.m.

126


127 **Attest**

128

129

130

131

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

Request For  
Candidates

Open Forum

Adjournment