

**Cypress Home Owners Association
Board of Directors Meeting Minutes
November 24, 2008**

1 Upon due notice, given and received, the Cypress Home Owners Association
2 Board of Directors held their regularly scheduled Board of Directors Meeting
3 on Monday, November 24, 2008 at Clubhouse #2, Cypress, California. The
4 Board President Judith Fischer called the meeting to order at 7:15 p.m. with a
5 quorum of Directors present.

6

7 **Directors Present**

8 Judith Fischer, President

9 Donald Moreau, Vice President

10 Karen Hesky, Treasurer

11 Betsy-Ann Toffler, Secretary

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13 **Directors Absent**

14 Dawn Masick, Director at Large

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16 **Also Attending**

17 Ramona Acosta, Accell Property Management, Inc.

18 Silvia Gutierrez, Accell Property Management, Inc.

19 Anthony Hernandez, Artistic Maintenance

20 Approximately two (2) 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 November 24, 2008:

26

- 27 1. Approval of Executive Session Meetings Minutes of
- 28 October 20, 2008
- 29 2. Statements of Account Preliminary to Levying of Liens
- 30 3. Legal correspondence submitted by The Judge Law Firm
- 31 4. Payment Plan Agreement

Executive Session

32 5. Collection Service Agreement submitted by The Judge
33 Law Firm.
34 The foregoing resolution is executed pursuant by the general consent of the
35 Board of Directors.

36

37 **Homeowner Open Forum**

38 The following issues and topics were discussed during the Homeowner Open
39 Forum:

Open Forum

40 1. Roofing concerns

41

42 **Minutes**

43 The Board of Directors reviewed the Minutes from the October 20, 2008
44 Board of Directors Meeting. Following review, a motion was made by Betsy-
45 Ann Toffler and seconded by Judith Fischer to approve the October 20, 2008
46 Board of Directors Meeting Minutes as presented. The motion carried
47 unanimously.

Minutes

48

49 **Board Actions**

50 The Board of Directors reviewed the Lien Authorization Consent Calendar
51 for the following accounts: #114557, 114653, and 114699. Following review
52 and discussion, a motion was made by Karen Hesky and seconded by Don
53 Moreau to approve the Consent Calendar for accounts: #114557, 114653,
54 114699. The motion unanimously passed.

Consent Calendar

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56 It was the general consent of the Board to table the proposal from Artistic
57 Maintenance from the walk through held on 10-9-08 until the January 2009
58 Board Meeting so that revisions can be made.

Landscape

Proposal

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60 The Board reviewed the proposals for the removal and disposal of the
61 the existing playground equipment from Parks Specialties, Collins Builders,
62 and ProTec Building Services and Emercon. It was the general consent of the
63 Board of Directors to table this item to the January 2009 Board Meeting so that
64 management can obtain additional jungle gym removal proposals.

Playground Equip

65

66

67 The Board of Directors reviewed the roofing proposal submitted by Royal
68 Roof Corp. for the re-roofing of units 4670-4682, 4757-4765, 4785-4795 and
69 4836-4844. After review and discussion, It was the general consent of the
70 Board of Directors to table this item until the January 2009 Board Meeting so
71 that management can obtain additional roofing proposals.

Roofing

72
73 The Board of Directors reviewed a request for reimbursement for plumbing
74 repairs, made by the owner at 4836 Larwin Avenue. After discussion,
75 a motion was made by Don Moreau and seconded by Karen Hesky to
76 approve the request for plumbing reimbursement in the amount of \$317.50.
77 The motion passed unanimously.

4836 Larwin Ave

78
79 The Board of Directors reviewed the responses to the proposed Rules and
80 Regulations from the Membership, after discussion, a motion was made by
81 Betsy-Ann Toffler and seconded by Karen Hesky to approve the Rules and
82 Regulations pending the revision of a grammatical error. The motion passed
83 unanimously.

Rules/Regulations

84
85 The Board of Directors reviewed the architectural application submitted by
86 4562 Larwin Avenue, for the installation of new windows. After review, a
87 motion was made by Don Moreau and seconded by Karen Hesky to approve
88 the architectural application submitted by 4562 Larwin Avenue for the
89 installation of new windows. The motion passed unanimously.

4562 Larwin

90
91 **Financials**

92 The Board of Directors reviewed the 2009 Budget and Disclosure material.
93 After review and discussion, a motion was made by Karen Hesky and
94 seconded by Don Moreau to approve the 2009 Budget and Disclosure
95 material. The motion passed unanimously.

2009 Budget

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97 The Board of Directors reviewed correspondence from Accell Property
98 Management regarding the Merrill Lynch Account Bank Transaction
99 Resolution. After discussion, it was the unanimous consent of the Board of
100 Directors to obtain a recommendation from Merrill Lynch to ladder the
101 Association's Cds.

Merrill Lynch

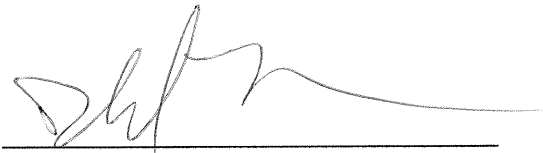
102 The Board of Directors reviewed the financial statements for the period
103 ending October 31, 2008. After review, a motion was made by Karen Hesky
104 and seconded by Judith Fischer to approve the financial statements for the
105 period ending October 31, 2008 subject to audit. The motion passed
106 unanimously.

107
108 **Adjournment**

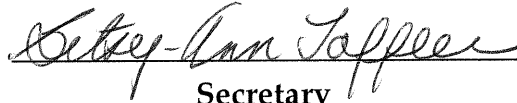
109 There being no further business to come before the Board, it was the general
110 consent of the Board of Directors to adjourn the meeting at 8:35 p.m.

111
112 **Attest**

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President



Secretary

Financials

Adjournment