

**Cypress Home Owners Association  
Board of Directors Meeting  
September 26, 2013  
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, September 26, 2013**. The Board Meeting will be called to order at **6:15 p.m.** at Clubhouse #2, Cypress, California.

- I. Call to Order – 6:15 p.m.**
- II. Review & Approve Agenda**
- III. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    1. August 22, 2013
  - B. Member Discipline & Enforcement of Governing Documents**
    1. Show Cause Hearings
    2. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    1. Consent Calendar Status Correspondence
    2. Homeowner Correspondence
    3. The Judge Law Firm Correspondence
    4. Cane, Walker & Harkins, LLP. Correspondence
    5. Statement of Account Preliminary to Levying of Lien
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation – No Business Pending**
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Strategic Reserves Conference Call**
- V. Regular Session - Board Actions – 7:15 p.m.**
  - A. Approval of Regular Session Minutes**
    1. August 22, 2013
  - B. Architectural Matters**
    1. Architectural Applications
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports – No Business Pending**
  - E. Consent Calendars and Resolutions**
    1. Lien Authorization Consent Calendars
  - F. Financials**
    1. Collection Policy Modification Discussion
    2. Annual Policy Statement Package
    3. Draft 2013-2014 Budget and Disclosures
    4. Revised Reserve Study
    5. FDIC Insurance Memorandum
    6. Bank Transaction Resolution
    7. Financial Reports for the Period Ending August 31, 2013
    8. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    1. Audit & Tax Preparation Proposals
    2. Carport Maintenance Proposals
    3. Carport Roofing Repair Proposals
    4. Clubhouse Door Discussion
  - H. Administration & Operating Request and Actions**
    1. Clubhouse Key Return Enforcement Discussion
    2. Board Packet Delivery Options Discussion
    3. Annual Membership Meeting Materials
    4. Appointment of Inspectors of Election Discussion
    5. 2013 Annual Calendar
    6. Communication Worksheet
- VI. New Business**

*Pursuant to California Civil Code Section 1365.05, the Board may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notice as required by the California Civil Code.*
- VII. Homeowner Open Forum**
- VIII. Adjournment**
  - A. Next Meeting Date – Thursday, October 24, 2013**
  - B. Motion to Adjourn**