

Cypress Home Owners Association

Board of Directors Meeting

Meeting Date: Thursday, February 26, 2026

Meeting Venue: Clubhouse #2, 4647 Larwin, Cypress, CA 90630

Notice/Agenda

EXECUTIVE SESSION - 5:30 P.M. – 6:00 P.M. (*Closed Session for Board Members Only*)

- I. Call to Order
- II. Approval of January 22, 2026, Executive Session Minutes
- III. Delinquency Related Matter(s)
- IV. Potential Litigation/Legal Matter(s)
- V. Adjournment

ANNUAL MEMBERSHIP MEETING – 6:00 P.M. – 6:30 P.M.

REGULAR MEETING – 6:30 P.M. – 7:30 P.M.

- I. Call to Order
- II. Executive Session Disclosure
- III. Open Forum

During open forum, each attendee may address the Board for up to three (3) minutes. A director or Manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

- IV. Approval of January 22, 2026, Regular Session Minutes
- V. **FINANCIAL REVIEW**
 - a) January 2026 Financial Statements
 - b) Investment Review
 - c) Resolution to Lien APN 242-103-23
- VI. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update
- VI. **NEW BUSINESS**
 - a) Antis Roofing & Waterproofing Roof Replacement Proposal
 - b) Antis Roofing & Waterproofing Storage Unit Roof Replacement Proposal
 - c) KW Builders Concrete Repair Proposal
 - d) Town Hall Meeting Discussion
- VII. **NEXT MEETING DATE(S)**
 - a) Tree Maintenance Walkthrough Pending
 - b) Board of Director's Meeting March 26, 2026
- VIII. **ADJOURNMENT**

Meeting Rules: No audio or video is allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.