

**Cypress Home Owners Association
Board of Directors Meeting**

Meeting Date: Thursday, March 23, 2023

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

Notice/Agenda

EXECUTIVE SESSION - 5:30 P.M. – 6:15 P.M. *(Closed Session for Board Members Only)*

- I. Call to Order
- II. Approval of February 23, 2023, Executive Session Minutes
- III. Delinquency Matter(s)
- IV. Show Cause Hearing(s)
- V. Non-Compliance Related Matter(s)
- VI. Adjournment

ANNUAL MEMBERSHIP MEETING/ELECTION – 6:30 P.M.

REGULAR MEETING – 7:00 P.M. – 8:00 P.M.

- I. Call to Order
- II. Approval of the Meeting Agenda
- III. Executive Session Disclosure
- IV. 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.

- V. Approval of February 23, 2023, Regular Meeting Minutes
- VI. Vendor Presentation – David Williamson/Certified Phone Solutions

- VII. **FINANCIAL REVIEW**
 - a) Review of Financial Statements
 - b) Review of Maturing CDARs – March/April

- VIII. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update

- IX. **GROUNDS AND MAINTENANCE**
 - a) Antis Roofing and Waterproofing Proposal(s)
 - b) Certified Phone Solutions Proposal

- X. **ADMINISTRATION**
 - a) Pool/Restroom Key Distribution Discussion
 - b) Meeting Start Time Discussion
 - c) July Meeting Schedule Discussion

- XI. **HOMEOWNER REQUEST**
 - a) 4801 Larwin Maintenance Request

- XII. **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.