

Cypress Home Owners Association

Board of Directors Meeting

Thursday, June 25, 2026

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 March 26, 2026, and April 23, 2026, Executive Session Minutes
- III. Show Cause Hearing(s)
- IV. Delinquency Related Matter(s)
- V. Formation of Contract(s)
- VI. Non- Compliance Related Matter(s)
- VII. Potential Litigation/Legal Matter(s)
- VIII. Adjournment

REGULAR MEETING – 6:15 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 March 26, 2026, and April 23, 2026, Regular Session Minutes
- V. **FINANCIAL REVIEW**
 - a) April 2026 and May 2026 Financial Statements
 - b) Investment Review
- VI. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update
- VII. **NEW BUSINESS**
 - a) 2026 Insurance Renewal
 - b) Rules and Regulations Discussion
 - c) Pool #3 Plastering Proposal(s)
 - d) Pool #3 Deck Replacement Proposal(s)
 - e) Concrete Related Repair Proposal(s)
 - f) Alley #12 Fence Replacement Proposal
 - g) Alley Signs Replacement Discussion
 - h) Reserve Study Review
- VIII. **NEXT MEETING DATE(S)**
 - a) Board of Director's Next Meeting Date, July 23rd, 2026
- IX. **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.