

Cypress Home Owners Association
Board of Directors Meeting
Meeting Date: Thursday, September 25, 2025
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 August 28, 2025, Executive Session Minutes
- III. Show Cause Hearing(s)
- IV. Delinquency Related Matter(s)
- V. Non-Compliance Related Matter(s)
- VI. Formation of Contract(s)
- VII. 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 August 28, 2025, Regular Session Minutes
- V. **FINANCIAL REVIEW**
 - a) August 2025 Financial Statements
 - b) Annual Budget Review 2026
- VI. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update
- VII. **UNFINISHED BUSINESS**
 - a) Window and Carpentry Repair Proposal(s)
- VIII. **NEW BUSINESS**
 - a) Lawnscape Systems Turf Treatment Proposal
 - b) Ratification for Pool #1 Change Order
 - c) Governing Document Amendment Proposal(s)
 - d) Halloween Contest Discussion
 - e) Annual Meeting Date/Call for Candidates Update
- IX. **NEXT MEETING DATE(S)**
 - a) Board of Director's Meeting October 23, 2025
 - b) Proposed November Board Meeting Date Discussion
- X. **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.