

**Cypress Home Owners Association
Board of Directors Meeting
May 24, 2012**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, May 24, 2012**. The 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. May 11, 2012 Emergency Executive Session
2. April 26, 2012 Executive Session

B. Member Discipline & Enforcement of Governing Documents

1. Homeowner Correspondence
2. Clubhouse Violation and Use Correspondence
3. Violation Status Report

C. Payments of Assessments & Delinquent Accounts

1. Statement of Account Preliminary to Levying of Lien
2. Homeowner Correspondence
3. Return Check Correspondence
4. The Judge Law Firm Correspondence

D. Formation of Contracts – No Business Pending

E. Litigation or Consideration of Litigation

1. Farmers Insurance Correspondence

F. Legal Opinion & Legal Guidance – No Business Pending

IV. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. April 26, 2012 Board of Directors Meeting

B. Architectural Matters

1. Architectural Improvement Application

C. Landscape Maintenance – No Business Pending

D. Committee Reports

1. Community Service Committee Correspondence

E. Consent Calendar & Resolutions

1. Lien Authorization Consent Calendar

F. Review of Association Current Financial Reporting

1. Reserve Study Draft
2. Financial Reports for the Period Ending April 30, 2012
3. Financial Reference Guide

G. Maintenance & Service Proposals

1. Total Landscape Maintenance Correspondence
2. Collins Builders Proposal
3. Antis Roofing & Waterproofing, Inc. Proposal

H. Administration & Operating Request and Actions

1. CHOA Clubhouse Agreement
2. Rules and Regulations and Architectural Guidelines
3. Violation and Fine Policy
4. 2012 Project Calendar
5. Communication Worksheet
6. Homeowner Correspondence

V. 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.

VI. Homeowner Open Forum

VII. Adjournment

- A. Next Meeting Date – June 28, 2012
- B. Motion to Adjourn