

**Cypress Home Owners Association
Board of Directors Meeting
August 23, 2012**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, August 23, 2012**. The Meeting will be called to order following the By-Law Amendment Meeting at **5:30 p.m.** at Clubhouse #2, Cypress, California.

- I. By-Law Amendment Meeting – 5:30 p.m. Ballots will be opened and votes casted at Meeting.**
- II. Call to Order**
- III. Review & Approve Agenda**
- IV. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. July 26, 2012 Executive Session
 - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 1. The Judge Law Firm Correspondence
 2. Bad Debt Write Off Review and Discussion
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance – No Business Pending**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. July 26, 2012 Board of Directors Meeting
 - B. Architectural Matters**
 1. Architectural Improvement Applications
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendar & Resolutions – No Business Pending**
 - F. Review of Association Current Financial Reporting**
 1. Financial Reports for the Period Ending July 31, 2012
 2. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 1. Antis Roofing & Waterproofing, Inc. Proposal and Report
 2. Collins Builders, Inc. Proposal
 3. Arenas Painting, Inc. Proposal
 4. Jamey Clark, Inc. Proposals
 5. Prendiville Insurance Agency Proposal
 - H. Administration & Operating Request and Actions**
 1. 2012 Project Calendar
 2. Communication Worksheet
- VI. 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.
- VII. Homeowner Open Forum**
- VIII. Adjournment**
 - A. Next Meeting Date – September 27, 2012
 - B. Motion to Adjourn