

**Cypress Home Owners Association  
Board of Directors Meeting  
September 27, 2012**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, September 27, 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. Presentation by Accell Property Management, Inc.**
- IV. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    1. August 23, 2012 Executive Session
  - B. Member Discipline & Enforcement of Governing Documents**
    1. Hearing Notices
    2. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    1. Board Member Correspondence
    2. Homeowner Correspondence
    3. Statements of Account Preliminary to Levying of Lien
    4. The Judge Law Firm Correspondence
    5. Cane, Walker & Harkins Correspondence
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
    1. Correspondence Submitted by Cane, Walker & Harkins
    2. Correspondence Submitted by Cypress Police Department
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- V. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    1. August 23, 2012 Board of Directors Meeting
  - B. Architectural Matters**
    1. Architectural Applications
  - C. Landscape Maintenance**
    1. Irrigation System Upgrade
  - D. Committee Reports – No Business Pending**
  - E. Consent Calendar & Resolutions**
    1. Lien Authorization Consent Calendar
  - F. Review of Association Current Financial Reporting**
    1. 2013 Draft Budget & Disclosures
    2. Financial Reports for the Period Ending August 31, 2012
    3. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    1. Playground Equipment Proposals
    2. Trash Signs Proposals
  - H. Administration & Operating Request and Actions**
    1. Annual Membership Meeting Materials
    2. 2012 Project Calendar
    3. Communication Worksheet
    4. Homeowner Correspondence
- 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 – October 25, 2012
  - B. Motion to Adjourn