

**Cypress Home Owners Association
Board of Directors Meeting
October 25, 2012**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, October 25, 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. September 27, 2012 Executive Session

B. Member Discipline & Enforcement of Governing Documents

1. Homeowner Correspondence
2. Hearing Notices

C. Payments of Assessments & Delinquent Accounts

1. Homeowner Correspondence
2. Statement of Account Preliminary to Levying of Lien
3. The Judge Law Firm Correspondence
4. Cane, Walker & Harkins Correspondence

D. Formation of Contracts – No Business Pending

E. Litigation or Consideration of Litigation

1. Traffic Collision Report

F. Legal Opinion & Legal Guidance – No Business Pending

IV. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. September 27, 2012 Board of Directors Meeting
2. October 3, 2012 Board of Directors Special Meeting

B. Architectural Matters

1. Architectural Applications

C. Landscape Maintenance

D. Committee Reports

1. Committee Member Correspondence

E. Consent Calendar & Resolutions

1. Lien Authorization Consent Calendar

F. Review of Association Current Financial Reporting

1. Reserve Study Draft
2. Revised 30 Year Reserve Funding Plan
3. 2013 Draft Budget and Disclosures
4. Financial Reports for the Period Ending September 30, 2012
5. Financial Reference Guide

G. Maintenance & Service Proposals

1. Antis Roofing and Waterproofing, Inc. Proposal
2. Air Conditioning Repairs/Replacement Proposals
3. Arenas Panting Proposal

H. Administration & Operating Request and Actions

1. Inspector of Election Proposals
2. 2012 Project Calendar
3. Communication Worksheet

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 – November 29, 2012
- B. Motion to Adjourn