

**Cypress Home Owners Association  
Board of Directors Meeting  
January 23, 2013**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Wednesday, January 23, 2013**. 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. November 29, 2012 Executive Session
  - B. **Member Discipline & Enforcement of Governing Documents**
    1. Hearing Notices
    2. Homeowner Correspondence
  - C. **Payments of Assessments & Delinquent Accounts**
    1. Homeowner Correspondence
    2. Return Check Correspondence
    3. Bad Debt Write Off Correspondence
    4. Statements of Account Preliminary to Levying of Liens
    5. The Judge Law Firm Correspondence
    6. Cane, Walker & Harkins, LLP. Correspondence
  - D. **Formation of Contracts – No Business Pending**
  - E. **Litigation or Consideration of Litigation**
    1. Homeowner Correspondence
  - F. **Legal Opinion & Legal Guidance**
    1. Hickey and Petchul, LLP Correspondence
- IV. **Annual Membership Meeting – 7:15 p.m.**
- V. **Dave Bang Associates, Inc. Presentation**
- VI. **Regular Session - Board Actions**
  - A. **Approval of Regular Session Minutes**
    1. November 29, 2012 Board of Directors Meeting
  - B. **Architectural Matters – Architectural Improvement Applications**
  - C. **Landscape Maintenance – No Business Pending**
  - D. **Committee Reports**
    1. Committee Correspondence
  - E. **Consent Calendar & Resolutions**
    1. Lien Authorization Consent Calendar
  - F. **Review of Association Current Financial Reporting**
    1. Inactive Notice for State Farm Bank
    2. Financial Reports for the Periods Ending November 30, 2012 and December 31, 2012
    3. Financial Reference Guide
  - G. **Maintenance & Service Proposals**
    1. Jamey Clark, Inc. Playground Repair Proposals
    2. Playground Upgrade Proposals
  - H. **Administration & Operating Request and Actions**
    1. Clean Out Installation Discussion
    2. Trash Area Monitor Discussion
    3. 2013 Annual Calendar
    4. Communication Worksheet
- VII. **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.*
- VIII. **Homeowner Open Forum**
- XI. **Adjournment**
  - A. Next Board Meeting and Reconvened Annual Membership Meeting – **February 28, 2013**
  - B. Motion to Adjourn