

**Cypress Home Owners Association
Board of Directors Meeting
August 28, 2014**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, August 28, 2014**. The Board 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. July 24, 2014
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Late Fees Waiver Request
 - 2. Case History Summary Report
 - 3. Assessment Collection Status Report
 - 4. Statement of Account Preliminary to Levying of Lien
 - D. Formation of Contracts**
 - 1. Arenas Painting, Inc. Contract Renewal
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Presentation by Prendeville Insurance Agency – 7:15 p.m.**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. July 24, 2014
 - B. Architectural Matters – No Business Pending**
 - C. Landscape Maintenance**
 - 1. Response to Homeowner Requests
 - 2. Reported Irrigation Issue
 - D. Committee Reports**
 - 1. Violations/Parking Committee Response to Fire Lane Parking
 - E. Consent Calendars and Resolutions**
 - 1. Special Resolution to Approve Proserv Plumbing Proposal
 - 2. Lien Authorization Consent Calendar
 - F. Financials**
 - 1. Draft Reserve Study
 - 2. Bank Transaction Resolution
 - 3. Financial Report for the Period Ending July 31, 2014
 - 4. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Prendeville Insurance Agency Proposal
 - 2. Antis Roofing and Waterproofing, Inc. Proposal
 - 3. Aquatic Balance, Inc. Proposal
 - 4. Playground Material Proposals
 - 5. Termite Fumigation Proposals
 - 6. Inspector of Election Proposals
 - 7. Carport Rehabilitation Proposals
 - 8. Fenceworks Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Playground Safety Audit
 - 2. Draft Request for Candidates Notice
 - 3. 2014 Annual Calendar
 - 4. Communication Worksheet
- VI. New Business**

Pursuant to California Civil Code Section 4930(d), 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 25, 2014**
 - B. Motion to Adjourn**