

**Cypress Home Owners Association  
Board of Directors Meeting  
August 25, 2016**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, August 25, 2016**. The Board Meeting will be called to order at **6:30 p.m.**, at Clubhouse #2, Cypress, California.

- I. **Call to Order – 6:30 p.m.**
- II. **Review & Approve Agendas**
- III. **Executive Session**
  - A. **Approval of Executive Session Meeting Minutes**
    1. July 21, 2016
  - B. **Member Discipline & Enforcement of Governing Documents**
    1. Hearing Notices
    2. Neighbor Complaint
  - C. **Payments of Assessments & Delinquent Accounts**
    1. Payment Plan Request
    2. Statement of Account Preliminary to Levying of Lien
    3. The Judge Law Firm Correspondence and Report
    4. Cane, Walker & Harkins LLP Correspondence
  - D. **Formation of Contracts – No Business Pending**
  - E. **Litigation or Consideration of Litigation – No Business Pending**
  - F. **Legal Opinion & Legal Guidance – No Business Pending**
- IV. **Regular Session - Board Actions – 7:15 p.m.**
  - A. **Approval of Regular Session Minutes**
    1. July 21, 2016
  - B. **Architectural Matters**
    1. Architectural Applications
  - C. **Landscape Maintenance – No Business Pending**
  - D. **Committee Reports – No Business Pending**
  - E. **Consent Calendars and Resolutions**
    1. Lien Authorization Consent Calendar
  - F. **Financial Action**
    1. Aquatic Balance, Inc. Past Due Invoices
    2. Annual Policy Statement Package
    3. Bank Transaction Resolutions
  - G. **Maintenance & Service Proposals**
    1. Prendiville Insurance Agency Proposal
    2. Accurate Termite and Pest Control Proposal
    3. Total Landscape Maintenance Proposal
    4. Audit and Tax Preparation Proposals
  - H. **Administration & Operating Request and Actions**
    1. Draft Request for Candidates and Inspector of Election Proposals
    2. Hiring a Handyman
    3. Landscape Replacement
    4. Irrigation Replacement/Renovation
    5. 2016 Annual Calendar
    6. Communication Worksheet
    7. Food Replacement Reimbursement Request
  - I. **Financials**
    1. Financial Statements for the Period Ending July 31, 2016
- V. **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.*
- VI. **Homeowner Open Forum**
- VII. **Adjournment**
  - A. Next Board of Directors Meeting Date – **September 22, 2016**
  - B. Motion to Adjourn