

**Cypress Home Owners Association
Board of Directors Meeting
March 26, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, March 26, 2009**. The meeting will be called to order at **6:15 p.m.** at the 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. February 26, 2009
 2. January 29, 2009 Revised
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 1. Statement of Account Preliminary to Levying of Lien
 2. Legal Correspondence submitted by The Judge Law Firm
 3. Cane, Walker & Harkins, LLP Correspondence
 4. Summary of Accounts
 - D. Formation of Contracts**
 1. Review and discussion of Insurance Policies
 2. Review and discussion of P.W. Stephens, Inc. Contract
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Homeowner Forum – 7:15 p.m.**
- V. Patrick Prendeville, Prendeville Insurance – Earthquake Ins. Presentation – 8:00**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. February 26, 2009
 2. January 29, 2009 Revised
 3. January 6, 2009 Annual Meeting
 4. January 6, 2009 Organizational Meeting
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Power Washing Proposals
 2. Roofing Proposals
 3. Proposals for Wrought Iron Repairs at Pool #3
 4. Playground Non-Liability Signs
 5. Clubhouse Manager Resolution
 6. Experience Building Services Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Landscape Discussion
 2. Communication Worksheet
 3. Annual Calendar & Report
 - E. Architectural Matters**
 1. Architectural Applications
 - F. New Business**

Pursuant to California Civil Code Section 1363.05, 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. Review of Association Current Financial Reporting**
 - A. CD Recommendation from Merrill Lynch
 - B. Vendors Balance Detail
 - C. Merrill Lynch Memorandum
 - D. Financial Statements for the Period Ending February 28, 2009
 - E. Financial Reference Guide
- VIII. Next Meeting – April 23, 2009**
- IX. Adjournment**