

**Cypress Home Owners Association  
Board of Directors Meeting  
August 26, 2010**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, August 26, 2010**. 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. July 22, 2010
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notice
    - 2. Parking and Vehicle Violations
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statements of Account Preliminary to Levying of Liens
    - 2. Homeowners Correspondence
    - 3. Assessment Collection Status Report Submitted by Cane, Walker & Harkins, LLP.
    - 4. Case History Report Submitted by The Judge Law Firm
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
    - 1. Cane, Walker & Harkins, LLP Correspondence
- IV. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. July 22, 2010
  - B. Architectural Matters – No Business Pending**
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports**
    - 1. Committee Reports by Jean Redfearn
    - 2. Newsletter and Paint Issue Correspondence
  - E. Consent Calendars & Resolutions**
    - 1. Special Resolution
    - 2. Lien Authorization Consent Calendars
  - F. Review of Association Current Financial reporting**
    - 1. Bad Debt Write-Off Discussion
    - 2. Financial Statement for the Period Ending July 31, 2010
    - 3. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    - 1. Plywood Installation Proposal
    - 2. Audit & Tax Proposals
    - 3. Earthquake Insurance Renewal Proposals
    - 4. Presentation by Patrick Prendiville, Prendiville Insurance Agency
  - H. Administration & Operating Request and Actions**
    - 1. Annual Meeting Voting Incentive
    - 2. Resolution for Tree Root Intrusion
    - 3. Collection Agencies Discussion
    - 4. Annual Calendar
    - 5. Communication Worksheet
  - I. 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.*
- V. Homeowner Forum**
- VI. Next Meeting – September 23, 2010**
- VII. Adjournment**