

Cypress Home Owners Association  
Board of Directors Meeting  
September 23, 2010

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, September 23, 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. August 26, 2010

**B. Member Discipline & Enforcement of Governing Documents**

1. Hearing Notices
2. House Number Sign Discussion

**C. Payments of Assessments & Delinquent Accounts**

1. Statements of Account Preliminary to Levying of Liens
2. Correspondence Submitted by Cane, Walker & Harkins, LLP
3. Correspondence Submitted by The Judge Law Firm
4. Assessment Collection Status Report Submitted by Cane, Walker & Harkins, LLP
5. 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. August 26, 2010

**B. Architectural Matters**

1. Architectural Applications

**C. Landscape Maintenance – No Business Pending**

**D. Committee Reports**

1. Emergency Preparedness Event
2. Exterior Painting

**E. Consent Calendars & Resolutions**

1. Lien Authorization Consent Calendar

**F. Review of Association Current Financial reporting**

1. Vendor History Report Submitted by Consolidated Disposal Services, LLC
2. Credit Memorandum Submitted by Total Landscape Maintenance
3. Reserve Study Discussion
4. 2011 Draft Budget Discussion
5. Financial Statement for the Period Ending August 31, 2010
6. Financial Reference Guide

**G. Maintenance & Service Proposals**

1. Proserv Plumbing and Drain Proposal
2. Hollypark Proposal
3. Power Washing Carports and Trash Enclosures Proposals
4. Trash Enclosure Fence Removal Proposal
5. General Pest Control Proposals
6. Inspector of Election Proposals

**H. Administration & Operating Request and Actions**

1. Painting Project Discussion
2. Homeowner Correspondence
3. Draft Annual Membership Meeting Materials
4. By-Law Amendments Notice and Ballot
5. Annual Calendar
6. 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 – October 28, 2010**