

**Cypress Home Owners Association
Board of Directors Meeting
October 27, 2011**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, October 27, 2011**. The 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. September 22, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notice
 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 1. Case History Summary and Case History Reports
 2. The Judge Law Firm Correspondence
 3. Cane, Walker and Harkins Correspondence
 4. The Judge Law Firm Correspondence
 5. Statements of Account Preliminary of Levying of Liens
 - D. Formation of Contracts – No New Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. September 22, 2011
 - B. Consent Calendar & Resolutions**
 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Aquatic Balance Proposals
 - D. Administration & Operating Request and Actions**
 1. 2011 Project Calendar
 2. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Actions**
 1. Proposed 2012 Budget
- V. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending September 30, 2011
 - B. Financial Reference Guide
- VI. New Business**

Pursuant to California Civil Code Section 1365.05, 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. Homeowner Open Forum**
- VIII. Adjournment**
 - A. Next Meeting Date – December 1, 2011
 - B. Motion to Adjourn