

**Cypress Home Owners Association
Board of Directors Meeting
December 2, 2010**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, December 2, 2010**. 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. October 28, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Show Cause Hearings
 - 2. Board Member Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Treasurer's Correspondence
 - 2. The Judge Law Firm Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. October 28, 2010
 - B. Architectural Matters**
 - 1. Architectural Application
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports**
 - 1. Committee Report by Jean Redfearn
 - E. Consent Calendar & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - F. Financials**
 - A. Financial Reports for the Period Ending September 30, 2010 and October 31, 2010
 - B. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Power Washing Proposals
 - 2. Collection Account Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Homeowner Correspondence
 - 2. 2011 Project Calendar
 - 3. Communication Worksheet
- 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. Adjournment**
 - A. Next Meeting Date – January 27, 2011
 - B. Motion to Adjourn