

**Cypress Home Owners Association  
Board of Directors Meeting  
April 28, 2010**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, April 28, 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. March 24, 2011
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Homeowner Correspondence
    - 2. Stored Vehicle Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statements of Account Preliminary to Levying of Liens
    - 2. Account Hold Correspondence
    - 3. Bankruptcy Monitoring Correspondence
    - 4. Account Review Correspondence
    - 5. The Judge Law Firm Correspondence
    - 6. Case History Summary Report
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
    - 1. Legal Correspondence Submitted by Cane, Walker and Harkins, LLP
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. By-Law Amendment's Meeting – 8:00 p.m.**
- V. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. March 24, 2011
    - 2. March 24, 2011 Organizational Meeting
    - 3. February 24, 2011 No Quorum By-Law Amendment Meeting
    - 4. March 24, 2011 No Quorum By-Law Amendment Meeting
  - B. Architectural Matters**
    - 1. Patio Cover Specifications and Rule Review
    - 2. Architectural Applications
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports**
    - 1. Clubhouse Manager Correspondence
  - E. Consent Calendar & Resolutions**
    - 1. Lien Authorization Consent Calendar
  - F. Financials**
    - 1. Draft Audit
    - 2. Internal Revenue Service Payments Memorandum
    - 3. Financial Reports for the Period Ending March 31, 2011
    - 4. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    - 1. Condominium Construction Services Proposal
    - 2. Custodial Services Proposals
  - H. Administration & Operating Request and Actions**
    - 1. 2011 Project Calendar
    - 2. 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. Homeowner Open Forum**
- VIII. Adjournment**
  - A. Next Meeting Date – May 26, 2011
  - B. Motion to Adjourn