

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

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, May 26, 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. April 28, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 1. Statement of Account Preliminary to Levying of Lien
 2. The Judge Law Firm Correspondence
 3. Cane, Walker and Harkins, LLP, Correspondence
 4. Case History Summary Report Submitted by The Judge Law Firm
 - 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. Presentation by Antis Roofing & Waterproofing, Inc. – 7:15 p.m.**
- V. By-Law Amendment's Meeting – 8:00 p.m.**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. April 28, 2011
 2. January 4, 2011 No Quorum By-Law Amendment Meeting
 3. January 27, 2011 No Quorum By-Law Amendment Meeting
 4. April 28, 2011 No Quorum By-Law Amendment Meeting
 - B. Architectural Matters – No Business Pending**
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendar & Resolutions**
 1. Lien Authorization Consent Calendar
 - F. Financials**
 1. Draft Audit Discussion
 2. Internal Revenue Service Payments Memorandum
 3. Financial Reports for the Period Ending April 30, 2011
 4. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 1. Antis Roofing & Waterproofing, Inc. Proposal
 2. Reserve Study Proposals
 - H. Administration & Operating Request and Actions**
 1. Pool Concerns Discussion
 2. 2011 Project Calendar
 3. Communication Worksheet
 4. Homeowner Correspondence
- VII. 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.
- VIII. Homeowner Open Forum**
- IX. Adjournment**
 - A. Next Meeting Date – June 23, 2011
 - B. Motion to Adjourn