

**Cypress Home Owners Association  
Board of Directors Meeting  
February 23, 2012  
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, February 23, 2012**. 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. January 26, 2012
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notice
    - 2. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Accell Property Management, Inc. Correspondence
    - 2. The Judge Law Firm Correspondence
    - 3. Cane, Walker & Harkins, LLP Correspondence
  - D. Formation of Contracts**
    - 1. Cane, Walker & Harkins, LLP Renewal Retainer
  - E. Litigation or Consideration of Litigation – No Business Pending**
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Reconvened Annual Membership Meeting**
- V. Organizational Meeting**
- VI. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. January 26, 2012
  - B. Architectural Matters – No Business Pending**
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports**
    - 1. Reimbursement Requests
  - E. Consent Calendar & Resolutions**
    - 1. Resolution to Approve
    - 2. Special Resolutions
  - F. Review of Association Current Financial Reporting**
    - 1. Financial Reports for the Period Ending January 31, 2012
    - 2. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    - 1. Antis Roofing & Waterproofing, Inc. Proposal
    - 2. Gas Service Shutoff Valve Replacement Proposals
    - 3. Motion Lighting Proposals
  - H. Administration & Operating Request and Actions**
    - 1. Parking Committee Discussion
    - 2. Board Member Resignation
    - 3. Board Member Appointment
    - 4. 2011 Project Calendar
    - 5. Communication Worksheet
- 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 – March 29, 2012
  - B. Motion to Adjourn