

**Cypress Home Owners Association  
Board of Directors Meeting  
October 22, 2009**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, October 22, 2009**. The meeting will be called to order at **6:15 p.m.** at the 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 24, 2009
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notices
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Request for Waiver of Violation Fine
    - 2. Request for Waiver of Late and Collection Fees
    - 3. Cane, Walker & Harkins LLP Correspondence
    - 4. The Judge Law Firm Correspondence
  - D. Formation of Contracts**
    - 1. Experience Janitorial Services, Inc. Agreement
  - E. Litigation or Consideration of Litigation - No Business Pending**
- IV. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. September 24, 2009
  - B. Landscape Maintenance - No Business Pending**
  - C. Committee Reports**
  - D. Consent Calendars & Resolutions - No Business Pending**
  - E. Review of Association Current Financial Reporting**
    - 1. Draft 2010 Budget
    - 2. Reserve Study Update Submitted by Michael J. Ferrara
    - 3. Financial Statements for the Period Ending September 30, 2009
    - 4. Financial Reference Guide
  - F. Maintenance & Service Proposals**
    - 1. Play Ground Analysts Correspondence
    - 2. Audit and Tax Preparation Proposals
  - G. Administrative & Operating Requests and Actions**
    - 1. Rules & Regulations
    - 2. Clubhouse Agreement
    - 3. Annual Calendar & Report
    - 4. Communication Worksheet
  - H. Architectural Matters**
    - 1. Architectural Application
  - I. New Business**

*Pursuant to California Civil Code Section 1363.05, 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.*
- V. Homeowner Forum**
- VI. Next Meeting - December 3, 2009**
- VII. Adjournment**