

Cypress Home Owners Association
Board of Directors Meeting
December 6, 2017

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on Wednesday, December 6, 2017. The Board Meeting will be called to order at 6:30 p.m. at Clubhouse #2, Cypress, California.

I. Review & Approve Agenda

II. Executive Session

A. Approval of Executive Session Meeting Minutes

1. November 1, 2017 Executive Meeting

B. Member Discipline & Enforcement of Governing Documents

1. Violation Notice Discussion

C. Payments of Assessments & Delinquent Accounts

1. Payment Plan Default Correspondence
2. Notice of Trustees Sale
3. Cane, Walker & Harkins LLP Correspondence
4. The Judge Law Firm Correspondence

D. Formation of Contracts

1. Clubhouse Janitorial Services Discussion

E. Litigation or Consideration of Litigation – No Business Pending

F. Legal Opinion & Legal Guidance

1. Cane, Walker and Harkins LLP Correspondence

III. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. October 9, 2017 Special Board of Directors Budget Meeting
2. November 1, 2017 Board of Directors Meeting

B. Architectural Matters

1. Architectural Application

C. Landscape Maintenance – No Business Pending

D. Committee Reports

1. Towed Car Correspondence
2. Clubhouse Furniture Correspondence

E. Consent Calendars and Resolution – No Business Pending

F. Financial Action

1. Bank interest Rate Report
2. Bank Transaction Resolutions

G. Maintenance & Service Proposals

1. Humburg and Associates Proposal
2. West One Property Services Proposal
3. Strategic Sanitation Services Proposal

H. Administration & Operating Request and Actions

1. December 2017 Newsletter
2. 2017 Annual Calendar
3. Communication Worksheet
4. Trash Bin Discussion
5. Board Member Handyman Discussion
6. Project Priority List Discussion
7. Facility Keys Discussion
8. Farmers Insurance Correspondence

IV. Financials

1. Financial Statement for the Period Ending October 31, 2017

V. New Business

Pursuant to California Civil Code Section 4930(d), 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.

VI. Homeowner Open Forum

VII. Adjournment

- A. Next Board of Directors Meeting Date – January 25, 2018
- B. Motion to Adjourn