

**Cypress Home Owners Association
Board of Directors Meeting
April 23, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, April 23, 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. March 26, 2009
 - B. **Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - C. **Payments of Assessments & Delinquent Accounts – No Business Pending**
 - D. **Formation of Contracts – No Business Pending**
 - E. **Litigation or Consideration of Litigation**
 - 1. Cane, Walker & Harkins LLP Correspondence
- IV. **Homeowner Forum – 7:15 p.m.**
- V. **Anthony Hernandez of Artistic Maintenance**
- VI. **Regular Session - Board Actions**
 - A. **Approval of Regular Session Minutes**
 - 1. March 26, 2009
 - 2. February 26, 2006 Revised
 - 3. January 29, 2009 Revised
 - B. **Consent Calendars & Resolutions – No Business Pending**
 - C. **Maintenance & Service Proposals**
 - 1. Roofing Discussion
 - 2. Janitorial Service Proposals
 - D. **Administrative & Operating Requests and Actions**
 - 1. Updated Clubhouse Agreement
 - 2. Landscape Discussion
 - 3. Request for Reimbursement
 - 4. Annual Calendar & Report
 - 5. Communication Worksheet
 - E. **Architectural Matters**
 - 1. Architectural Application
 - F. **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.
- VII. **Review of Association Current Financial Reporting**
 - A. CD Recommendation from Merrill Lynch
 - B. Bank Transaction Resolution
 - C. Merrill Lynch Memorandum
 - D. Financial Statements for the Period Ending March 31, 2009
 - E. Financial Reference Guide
- VIII. **Next Meeting – May 28, 2009**
- IX. **Adjournment**