

Cypress Home Owners Association
Board of Directors Meeting
April 22, 2010

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, April 22, 2010**. 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 25, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Request for Waiver of Late Fee
 - 2. Statements of Account Preliminary to Levying of Liens
 - 3. The Judge Law Firm Correspondence
 - 4. Assessment Collection Report Submitted by Cane, Walker & Harkins, LLP
 - 5. Case History Summary Report Submitted by The Judge Law Firm
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. Cane, Walker & Harkins, LLP Correspondence
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. March 25, 2010
 - B. Architectural Matters – No Business Pending**
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - 2. Special Resolutions
 - F. Review of Association Current Financial reporting**
 - 1. Bank Transaction Resolutions
 - 2. Draft Audit Submitted by Schonwit & Company
 - 3. New Financial Reports Memorandum
 - 4. Financial Statements for the Period Ending February 28, 2010 and March 31, 2010
 - 5. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Proserv Proposals
 - 2. Seabreeze Pool & Patio Correspondence
 - H. Administration & Operating Request and Actions**
 - 1. Wood Benches Removal
 - 2. Annual Calendar
 - 3. Communication Worksheet
 - 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 – May 27, 2010**
- VII. Adjournment**