

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

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, July 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. May 28, 2009
 - 2. June 25, 2009
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Assessment Collection Status Report
 - 2. Case History Summary Report
 - 3. The Judge Law Firm Correspondence
 - D. Formation of Contracts**
 - Experience Building Service, Rev. of Job Description & Contract
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. June 25, 2009
 - B. Landscape Maintenance – No Business Pending**
 - C. Committee Reports**
 - D. Consent Calendars & Resolutions**
 - 1. Special Resolution of the Board of Directors
 - E. Review of Association Current Financial Reporting**
 - 1. Draft Audit
 - 2. Financial Statements for the Periods Ending May 31, 2009 and June 30, 2009
 - 3. Financial Reference Guide
 - F. Maintenance & Service Proposals**
 - 1. Cane, Walker and Harkins, LLP Correspondence
 - 2. Antis Roofing and Waterproofing Proposals
 - 3. Roof Replacement Agreements
 - 4. Tot Lot Maintenance Proposals
 - 5. Painting Proposals
 - 6. Reserve Study Proposals
 - G. Administrative & Operating Requests and Actions**
 - 1. Homeowner Correspondence
 - 2. Painting Committee Member Appointment
 - 3. Annual Calendar & Report
 - 4. Communication Worksheet
 - H. Architectural Matters**
 - 1. Architectural Applications
 - 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 – August 27, 2009**