

Cypress Home Owners Association  
Board of Directors Meeting  
February 25, 2010

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, February 25, 2010**. The meeting will be called to order following the Reconvened Annual Meeting 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. January 28, 2010
  - B. **Member Discipline & Enforcement of Governing Documents**
    1. Community By-Laws
    2. Hearing Notices
    3. The City of Cypress Correspondence
    4. Homeowner Correspondence
  - C. **Payments of Assessments & Delinquent Accounts**
    1. Resolution to Foreclose Submitted by The Judge Law Firm
    2. Cane, Walker & Harkins LLP Correspondence
    3. The Judge Law Firm Correspondence
  - D. **Formation of Contracts**
    1. Expense Report for Aquatic Balance, Inc.
  - E. **Litigation or Consideration of Litigation**
    1. Proposed By-Law Amendments Submitted by Cane, Walker & Harkins, LLP
- IV. **Regular Session - Board Actions**
  - A. **Approval of Regular Session Minutes**
    1. January 5, 2010 No Quorum Annual Membership Meeting
    2. January 28, 2010 No Quorum Annual Membership Meeting
    3. January 28, 2010 Board of Directors Meeting
  - B. **Landscape Maintenance**
    1. Total Landscape Maintenance, Inc. Proposals
  - C. **Committee Reports – No Business Pending**
  - D. **Consent Calendars & Resolutions**
    1. Proposed Resolution
    2. Proposed Special Resolution
  - E. **Review of Association Current Financial reporting**
    1. Pacific Premier Bank Consumer Rate Sheet
    2. Financial Statements for the Period Ending January 31, 2010
  - F. **Maintenance & Service Proposals**
    1. Concrete Repairs/ Replacement Proposal
    2. Concrete Grinding Replacement
    3. Tot Lot Surface Replacement Proposals
  - G. **Administration & Operating Request and Actions**
    1. Prendiville Insurance Correspondence
    2. Annual Calendar
    3. 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 – March 25, 2010**
- VII. **Adjournment**