

**Cypress Home Owners Association
Board of Directors Meeting
February 27, 2014**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, February 27, 2014**. The Board Meeting will be called to order at **6:15 p.m.** at Clubhouse #2, Cypress, California.

- I. **Call to Order**
- II. **Review & Approve Agenda**
- III. **Executive Session – 6:15 p.m.**
 - A. **Approval of Executive Session Meeting Minutes**
 1. February 6, 2014
 - B. **Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 - C. **Payments of Assessments & Delinquent Accounts**
 1. Assessment Collection Status Report Submitted by Cane, Walker and Harkins, LLP
 2. Case History Summary Report Submitted by The Judge Law Firm
 - D. **Formation of Contracts – No Business Pending**
 - E. **Litigation or Consideration of Litigation – No Business Pending**
 - F. **Legal Opinion & Legal Guidance – No Business Pending**
- IV. **Organizational Meeting**
- V. **Regular Session - Board Actions**
 - A. **Approval of Regular Session Minutes**
 1. February 6, 2014 Board of Directors Meeting
 2. February 6, 2014 Annual Membership Meeting
 - B. **Consent Calendars and Resolutions**
 1. Lien Authorization Consent Calendar
 2. Resolution to Approve the Duties of the Association President
 - C. **Maintenance & Service Proposals**
 1. Spectrum Building Services Contract Discussion
 2. Aquatic Balance, Inc. Proposals
 3. Clubhouse Door Replacement Proposals
 - D. **Administration & Operating Request and Actions**
 1. 2014 Annual Calendar
 2. Communication Worksheet
 - E. **Architectural Matters**
 1. Architectural Submission and Review Procedures
 2. Architectural Improvement Application
 - F. **Financials Actions**
 1. Reserve Reallocation Memorandum
 2. Invoices and Bad Debt Write Off Memorandum
- VI. **Review of Association Current Financial Reporting**
 - A. Financial Reports for the Periods Ending December 31, 2013 and January 31, 2014
 - B. Financial Reference Guide
- VII. **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.
- VIII. **Homeowner Open Forum**
- IX. **Adjournment**
 - A. Next Meeting Date – **March 27, 2014**
 - B. Motion to Adjourn