

**Cypress Home Owners Association  
Board of Directors Meeting  
March 29, 2012**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, March 29, 2012**. The meeting will be called to order at **6:15 p.m.** at Clubhouse #2, Cypress, California.

- I. Call to Order – 6:15 p.m.**
- II. Review & Approve Agenda**
- III. Presentation by Vince Brantley, Wilkins Solutions**
- IV. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    - 1. February 23, 2012 Executive Session
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notice
    - 2. Vendor Correspondence
    - 3. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statement of Account Preliminary to Levying of Liens
    - 2. Accell Property Management, Inc. Correspondence
    - 3. Return Check Correspondence
    - 4. The Judge Law Firm Correspondence
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation – No Business Pending**
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- V. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. January 26, 2012 No Quorum Annual Membership Meeting
    - 2. February 23, 2012 Board of Directors Meeting
    - 3. February 23, 2012 Annual Membership Meeting
    - 4. March 7, 2012 Special & Organizational Meeting
  - B. Architectural Matters – No Business Pending**
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports**
    - 1. Correspondence Submitted by Jean Redfearn
  - E. Consent Calendar & Resolutions**
    - 1. Resolution to Approve
    - 2. Lien Authorization Consent Calendars
  - F. Review of Association Current Financial Reporting**
    - 1. 2012 Draft Audit
    - 2. Financial Reports for the Period Ending February 29, 2012
    - 3. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    - 1. Motion Lighting Installation Proposal
    - 2. Antis Roofing & Waterproofing, Inc. Proposal
    - 3. Arenas Painting Proposal
    - 4. Reserve Study Proposals (To Be Hand Carried)
  - H. Administration & Operating Request and Actions**
    - 1. Pool Heating Correspondence
    - 2. Draft Memorandum Regarding Parking Rules
    - 3. Prendville Correspondence
    - 4. Revised 2012 Project Calendar
    - 5. Communication Worksheet
    - 6. Homeowner Correspondence
- VI. New Business**

*Pursuant to California Civil Code Section 1365.05, 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. Homeowner Open Forum**
- VIII. Adjournment**
  - A. Next Meeting Date – April 26, 2012
  - B. Motion to Adjourn