

**Cypress Home Owners Association
Board of Directors Meeting**

Meeting Date: Thursday, January 26, 2023

Meeting Venue: Clubhouse #2, 4647 Larwin, Cypress, CA 90630

Notice/Agenda

EXECUTIVE SESSION - 6:30 P.M. – 7:15 P.M. (*Closed Session for Board Members Only*)

- I. Call to Order
- II. Approval of December 15, 2022, Executive Session Minutes
- III. Delinquency Matters
- IV. Formation of Contract(s)
- V. Potential Litigation/Legal Related Matter(s)
- VI. Adjournment

REGULAR MEETING – 7:15 P.M. – 8:30 P.M.

- I. Call to Order
- II. Approval of the Meeting Agenda
- III. Executive Session Disclosure
- IV. Vendor Q&A – Joe Aguirre, Aquatic Balance Service Manager
- V. Open Forum

During open forum, each attendee may address the Board for up to three (3) minutes. A director or Manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

- VI. Approval of December 15, 2022, Regular Meeting Minutes

VII. FINANCIAL REVIEW

- a) Review of Financial Statements
- b) Review of Maturing CDARs

VIII. COMMITTEES' REPORT / MATTER(S)

- a) Clubhouse Manager Update

IX. GROUNDS AND MAINTENANCE

- a) Antis Roofing and Waterproofing Proposal(s)
- b) Pool/Clubhouse Lock Replacement Proposal(s)
- c) Alan Smith Change Order Proposal
- d) Trash Enclosure Sign Design
- e) Trash Enclosure Sign Install Proposal

X. ADMINISTRATION

- a) 2022 Tax and Review Proposal(s)
- b) Townhall Meeting Discussion

XI. HOMEOWNER REQUEST

- a) 4603 Larwin Repair Request

XII. ADJOURNMENT

Meeting Rules: No audio or video is allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.