

# Cypress Home Owners Association

## Board of Directors Meeting

**Meeting Date: Thursday, September 21, 2023**

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

### Notice/Agenda

#### **EXECUTIVE SESSION - 5:30 P.M. – 6:15 P.M. (*Closed Session for Board Members Only*)**

- I. Call to Order
- II. Approval of August 24, 2023, Executive Session Minutes
- III. Delinquency Matter(s)
- IV. Show Cause Hearing(s)
- V. Non-Compliance Related Matter(s)
- VI. Adjournment

#### **REGULAR MEETING – 6:15 P.M. – 7:30 P.M.**

- I. Call to Order
- II. Approval of the Meeting Agenda
- III. Executive Session Disclosure
- IV. 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.

- V. Approval of August 24, 2023, Regular Session Minutes
- VI. **FINANCIAL REVIEW**
  - a) Review of Financial Statements
  - b) CDARS Investment
- VII. **COMMITTEES' REPORT / MATTER(S)**
  - a) Clubhouse Manager Update
- VIII. **GROUNDS AND MAINTENANCE**
  - a) Pool #1 Fence Replacement and Deck Proposal(s)
  - b) Total Landscape Maintenance Landscape Renovation Proposal(s)
  - c) Sterling Cleaning Clubhouse Proposal
- IX. **ADMINISTRATION**
  - a) 2024 Budget Draft Review
  - b) EV Charging Station Policy Draft Legal Update
- X. **HOMEOWNER REQUEST**
  - a) 4568 Larwin Landscape Request
- XI. **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.