

**Cypress Home Owners Association
Board of Directors Meeting
July 26, 2012**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, July 26, 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. Executive Session

A. Approval of Executive Session Meeting Minutes

1. June 28, 2012 Executive Session

B. Member Discipline & Enforcement of Governing Documents

1. Hearing Notices
2. Homeowner Correspondence

C. Payments of Assessments & Delinquent Accounts

1. Assessment Account Correspondence
2. The Judge Law Firm Correspondence
3. Cane, Walker & Harkins, LLP Correspondence

D. Formation of Contracts

1. Playground Inspection Reports and Repair Proposals

E. Litigation or Consideration of Litigation – No Business Pending

F. Legal Opinion & Legal Guidance

1. Cane, Walker & Harkins, LLP Correspondence

IV. By-Law Amendment Meeting – 6:45 p.m.

V. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. June 28, 2012 Board of Directors Meeting

B. Architectural Matters

1. Architectural Improvement Application

C. Landscape Maintenance

1. Total Landscape Proposals

D. Committee Reports

1. Clubhouse Committee Correspondence

E. Consent Calendar & Resolutions – No Business Pending

F. Review of Association Current Financial Reporting

1. Reserve Study
2. Financial Reports for the Period Ending June 30, 2012
3. Financial Reference Guide

G. Maintenance & Service Proposals

1. Wheel Stopper Proposals

H. Administration & Operating Request and Actions

1. Proposed Operating Rule Change for Clubhouse Agreement and Violation and Fine Policy
2. Collection Policy
3. 2012 Project Calendar
4. Communication Worksheet
5. 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 – August 23, 2012
- B. Motion to Adjourn