

**Cypress Home Owners Association
Board of Directors Meeting
December 4, 2014**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, December 4, 2014**. The Board 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. October 23, 2014
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 2. Reported Violations Review and Discussion
 - C. Payments of Assessments & Delinquent Accounts**
 1. Bad Debt Write Off Discussion
 2. The Judge Law Firm Correspondence
 3. Cane, Walker and Harkins, LLP. Correspondence
 4. Statement of Account Preliminary to Levying of Lien
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance**
 1. Cane, Walker and Harkins, LLP Legal Opinion
- IV. Presentation by Total Landscape Maintenance – 7:15 p.m.**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. October 23, 2014
 - B. Architectural Matters – No Business Pending**
 - C. Landscape Maintenance – No Business Pending**
 - D. Maintenance & Service Proposals**
 1. Iron Fence Replacement at Pool #3 Proposals
 2. Carport Rehabilitation Proposals
 3. Wood Address Signs Replacement/Removal Throughout Community Review and Discussion
 - E. Committee Reports – No Business Pending**
 - F. Consent Calendars and Resolutions**
 1. Lien Authorization Consent Calendar
 2. Resolution to Record Lien
 - G. Financials**
 1. CD Maturity Notice
 2. Returned Check for Non-Sufficient Funds
 3. Accell Property Management, Inc. Correspondence
 4. Financial Report for the Period Ending October 31, 2014
 5. Financial Reference Guide
 - H. Administration & Operating Request and Actions**
 1. Board Member Appointment Review and Discussion
 2. 2015 Proposed Annual Calendar
 3. Communication Worksheet
 4. Pollution Prevention Notice
 5. Plumbing Issue Review and Discussion
- VI. 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.
- VII. Homeowner Open Forum**
- VIII. Adjournment**
 - A. Next Meeting Date – February 5, 2015**
 - B. Motion to Adjourn**