

**Cypress Home Owners Association  
Board of Directors Meeting  
February 25, 2016**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, February 25, 2016**. The Board Meeting will be called to order at **6:30 p.m.**, at Clubhouse #2, Cypress, California.

**I. Call to Order**

**II. Review & Approve Agendas**

**III. Executive Session**

**A. Approval of Executive Session Meeting Minutes**

1. January 28, 2016

**B. Member Discipline & Enforcement of Governing Documents**

1. Hearing Notice
2. Non-Compliance Enforcement Procedures

**C. Payments of Assessments & Delinquent Accounts**

1. Presentation by The Judge Law Firm
2. Statements of Account Preliminary to Levying of Liens
3. Returned Check For Non-Sufficient Funds
4. The Judge Law Firm Correspondence and Report
5. Cane, Walker and Harkins, LLP Correspondence

**D. Formation of Contracts**

1. Management Agreement Renewal

**E. Litigation or Consideration of Litigation – No Business Pending**

**F. Legal Opinion & Legal Guidance – No Business Pending**

**IV. Regular Session - Board Actions – 7:15 p.m.**

**A. Approval of Regular Session Minutes**

1. January 28, 2016
2. February 11, 2016 No Quorum Annual Membership Meeting

**B. Architectural Matters**

1. Architectural Application

**C. Landscape Maintenance – No Business Pending**

**D. Committee Reports – No Business Pending**

**E. Consent Calendars and Resolutions**

1. Lien Authorization Consent Calendar
2. Special Resolution of the Board of Directors to Adjourn the Annual Membership Meeting Due to Lack of Quorum

**F. Financial Action**

1. Accell Property Management, Inc. Correspondence

**G. Maintenance & Service Proposals**

1. Pool and Spa Maintenance Service Proposals
2. Antis Roofing and Waterproofing, Inc. Proposal

**H. Administration & Operating Request and Actions**

1. Board Member Resignation
2. 2016 Annual Calendar
3. Communication Worksheet

**I. Financials**

1. Financial Statements for the Period Ending January 31, 2016

**V. 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.*

**VI. Homeowner Open Forum**

**VII. Adjournment**

- A. Next Board of Directors Meeting Date – **March 24, 2016**
- B. Motion to Adjourn