

**Cypress Home Owners Association
Board of Directors Meeting
September 22, 2016**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, September 22, 2016**. The Board Meeting will be called to order at **6:30 p.m.**, at Clubhouse #2, Cypress, California.

- I. Call to Order – 6:30 p.m.**
- II. Review & Approve Agendas**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. July 21, 2016
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Payment Plan Request
 - 2. Statement of Account Preliminary to Levying of Liens
 - 3. Management Correspondence
 - 4. The Judge Law Firm Correspondence and Report
 - 5. Cane, Walker & Harkins LLP Correspondence
 - D. Formation of Contracts**
 - 1. West One Janitorial Services Correspondence
 - 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. July 21, 2016
 - B. Architectural Matters**
 - 1. Architectural Application Review and Discussion
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendars and Resolutions**
 - 1. Lien Authorization Consent Calendar
 - F. Financial Action**
 - 1. Strategic Reserve Correspondence
 - 2. Aquatic Balance, Inc. Past Due Invoices
 - 3. Annual Policy Statement Package
 - 4. Bank Interest Rate Schedule
 - 5. Bank Transaction Resolutions
 - G. Maintenance & Service Proposals**
 - 1. Total Landscape Maintenance Proposal
 - 2. Sewer Repair at 4811 Larwin Avenue Proposals
 - 3. Alley Restenciling Proposals
 - 4. Wood Post Replacement at 4806 Larwin Avenue Proposals
 - 5. Audit and Tax Preparation Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Annual Election Review and Discussion
 - 2. Hiring a Handyman
 - 3. Landscape Replacement
 - 4. Irrigation Replacement/Renovation
 - 5. Future Projects Discussion
 - 6. Welcome Basket Discussion
 - 7. CDARS Program Discussion
 - 8. 2016 Annual Calendar
 - 9. Communication Worksheet
 - I. Financials**
 - 1. Financial Statements for the Period Ending July 31, 2016 and August 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 – October 27, 2016**
 - B. Motion to Adjourn**