

**Cypress Home Owners Association
Board of Directors Meeting
November 29, 2018**

MEETING NOTICE & AGENDA

Notice Meeting: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, November 29, 2018**. The Board Meeting will be called to order at 6:30 p.m. at Clubhouse #2, 4647 Larkin Avenue Cypress, California.

I. Review & Approve Agenda

II. Executive Session

A. Approval of Executive Session Meeting Minutes

1. October 18, 2018 Executive Meeting

B. Member Discipline & Enforcement of Governing Documents

1. Hearing Notice
2. Homeowner Correspondence

C. Payments of Assessments & Delinquent Accounts

1. Homeowner Correspondence
2. Statement of Account Preliminary to Levying of Liens
3. The Judge Law Firm Correspondence

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 Correspondence

III. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. October 18, 2018 Board of Directors Meeting

B. Architectural Matters

1. Architectural Application

C. Landscape Maintenance – No Business Pending

D. Committee Reports

1. Premier Commercial Painting Attendance

E. Consent Calendars and Resolution

1. Lien Authorization Consent Calendars

F. Financial Action

1. Bank Interest Rate Schedule
2. Bank Transaction Resolution

G. Maintenance & Service Proposals

1. Premier Commercial Painting Change Order
2. Sterling Cleaning and Maintenance Proposal
3. Strategic Sanitation Services Proposal

H. Administration & Operating Request and Actions

1. Project Calendars
2. Communication Worksheet
3. Clubhouse Management Discussion
4. Clubhouse Rental Fee Increase
5. Back Patio Tree Height Discussion

IV. Financials

1. City National Bank Correspondence
2. Financial Statement for the Period Ending October 31, 2018

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 – January 24, 2019**
- B. Motion to Adjourn**