

**Cypress Home Owners Association
Board of Directors Meeting
June 25, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, June 25, 2009**. The meeting will be called to order at **6:15 p.m.** at the Clubhouse #2, Cypress, California.

- I. Call to Order – 6:15 p.m.**
- II. Review & Approve Agenda**
- III. Patrick Prendeville, Prendeville Insurance**
- IV. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. May 28, 2009
 - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 1. Case History Summary Report
 2. Assessment Collection Status Report
 - D. Formation of Contracts**
 - E. Litigation or Consideration of Litigation**
 1. Legal Opinion regarding Faux Doors
- V. Homeowner Forum – 7:15 p.m.**
- VI. Committee Reports**
- VII. Review of Association Current Financial Reporting**
 - A. Reserve Funds Discussion
 - B. Draft Audit
 - C. Financial Statements for the Period Ending May 31, 2009
 - D. Financial Reference Guide
- VIII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. May 28, 2009
 - B. Consent Calendars & Resolutions – No Business Pending**
 - C. Maintenance & Service Proposals**
 1. Artistic Maintenance Inc., Proposals
 2. Monthly Janitorial Service Proposals
 3. Landscape Maintenance Proposals
 - D. Administrative & Operating Requests and Actions**
 1. Water Consumption Reports for 2007 & 2008
 2. Appointment of Painting Committee
 3. Annual Calendar & Report
 4. Communication Worksheet
 - E. Architectural Matters**
 1. Architectural Application
 - F. New Business**

Pursuant to California Civil Code Section 1363.05, 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.
- IX. Next Meeting – July 23, 2009**
- X. Adjournment**