

**Cypress Home Owners Association
Board of Directors Meeting
July 22, 2010**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, July 22, 2010**. 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. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. June 24, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary to Levying of Liens
 - 2. Homeowner Correspondence
 - 3. Correspondence Submitted by The Judge Law Firm
 - 4. Assessment Collection Status Report Submitted by Cane, Walker & Harkins, LLP.
 - 5. Detailed Case History Report Submitted by The Judge Law Firm
 - 6. Correspondence regarding settlement offer from An, 4655 Larwin Avenue submitted by Cane, Walker & Harkins, LLP.
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. June 24, 2010
 - B. Architectural Matters**
 - 1. Architectural Applications
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendars & Resolutions**
 - 1. Special Resolution
 - 2. Lien Authorization Consent Calendar
 - F. Review of Association Current Financial reporting**
 - 1. Schonwit & Company Correspondence
 - 2. Draft Audit Submitted by Schonwit & Company
 - 3. Accounts Receivable Reconciliation Report
 - 4. Financial Statement for the Period Ending June 30, 2010
 - 5. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Antis Roofing & Waterproofing Correspondence
 - H. Administration & Operating Request and Actions**
 - 1. Annual Meeting Voting Discussion
 - 2. Draft Delinquent Assessment Letter
 - 3. Annual Calendar
 - 4. Communication Worksheet
 - I. 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.
- V. Homeowner Forum**
- VI. Next Meeting – August 26, 2010**
- VII. Adjournment**