

**Cypress Home Owners Association
Board of Directors Meeting
May 28, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, May 28, 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. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. April 22, 2009
 - 2. March 26, 2009 Revised
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Request for Waiver of Late Fees
 - 2. Parking Violations
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary to Levying of Liens
 - 2. Resolutions to Foreclose
 - 3. Case History Summary Report
 - 4. Assessment Collection Status Report
 - D. Formation of Contracts**
 - 1. Antis Roofing & Waterproofing Proposal
 - 2. Five Star Janitorial Proposal
 - E. Litigation or Consideration of Litigation**
 - 1. Correspondence from Cane, Walker & Harkins LLP
- IV. Homeowner Forum – 7:15 p.m.**
- V. Committee Reports**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. April 22, 2009
 - 2. Anthony Hernandez, Artistic Maintenance – Landscape Proposal
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Trash Enclosure Repair Proposal
 - 2. Painting Proposals
 - 3. Landscape Maintenance Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Annual Calendar & Report
 - 2. 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.
- VII. Review of Association Current Financial Reporting**
 - A. Financial Statements for the Period Ending April 30, 2009
 - B. Financial Reference Guide
- VIII. Next Meeting – June 25, 2009**
- IX. Adjournment**