

**Cypress Home Owners Association  
Board of Directors Meeting  
January 26, 2012**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, January 26, 2012**. The meeting will be called to order at **6:15 p.m.** at 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. December 1, 2011
  - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
  - C. Payments of Assessments & Delinquent Accounts**
    1. Homeowner Correspondence
    2. Cane, Walker & Harkins, LLP Correspondence
    3. Accell Property Management, Inc. Correspondence
    4. The Judge Law Firm Correspondence
    5. Cane, Walker & Harkins, LLP Correspondence
  - D. Formation of Contracts**
    1. Mr. C's Towing Contract
  - E. Litigation or Consideration of Litigation**
    1. Accell Property Management, Inc. Correspondence
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Annual Membership Meeting**
- V. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    1. December 1, 2011
  - B. Architectural Matters**
    1. Homeowner correspondence
    2. Architectural Application
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports**
    1. Emergency Preparedness Committee Correspondence
  - E. Consent Calendar & Resolutions**
    1. Resolution to Approve
  - F. Review of Association Current Financial Reporting**
    1. Financial Reports for the Periods Ending November 30, 2011 and December 31, 2011
    2. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    1. Antis Roofing & Waterproofing, Inc. Proposal
    2. Pool Heater Replacement Proposal
  - H. Administration & Operating Request and Actions**
    1. Lighting Additions Throughout the Community
    2. 2011 Project Calendar
    3. Communication Worksheet
- VI. New Business**

*Pursuant to California Civil Code Section 1365.05, 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. Homeowner Open Forum**
- VIII. Adjournment**
  - A. Next Meeting Date – February 23, 2012
  - B. Motion to Adjourn