

**Cypress Home Owners Association
Board of Directors Meeting
January 27, 2010**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, January 27, 2011**. 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. Presentation by Edward Judge from The Judge Law Firm**
- IV. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. December 2, 2010
 - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary to Levying of Liens
 - 2. Homeowners Correspondence
 - 3. The Judge Law Firm Correspondence
 - D. Formation of Contracts**
 - 1. Cane, Walker & Harkins, LLP Renewal Contract
 - 2. Management Agreement Renewal Contract
 - E. Litigation or Consideration of Litigation – No Business Pending**
- V. Homeowner Open Forum**
- VI. Annual Membership Meeting – 7:15 p.m.**
- VII. Organizational Meeting**
- VIII. By-Law Amendment’s Meeting – 8:00 p.m.**
- IX. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. December 2, 2010
 - B. Architectural Matters**
 - 1. Architectural Application(s) - Pending
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports**
 - 1. Committee Report by Jean Redfearn
 - E. Consent Calendar & Resolutions**
 - 1. Resolution
 - 2. Lien Authorization Consent Calendar
 - F. Financials**
 - A. Financial Reports for the Periods Ending November 30, 2010 and December 31, 2010
 - B. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Arenas Painting Proposals
 - 2. Proserv Plumbing and Drain Proposal
 - 3. Stenciling Carport Numbers and Striping Proposals
 - 4. Antis Roofing & Waterproofing Proposals
 - 5. Collection Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Termite Inspection Report Submitted by Newport Exterminating
 - 2. Homeowners Correspondence
 - 3. Clubhouse Manager Discussion
 - 4. Membership Notice
 - 5. Delinquent Accounts Discussion
 - 6. Clubhouse Blinds Discussion
 - 7. Courtyard Playgrounds Discussion
 - 8. 2011 Project Calendar
 - 9. Communication Worksheet
- X. 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.
- XI. Adjournment**
 - A. Next Meeting Date – February 24, 2011**
 - B. Motion to Adjourn**