

**Board of Directors Meeting
October 28, 2010**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, October 28, 2010**. 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. September 23, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Show Cause Hearings
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Homeowner Correspondence
 - 2. Account History Summary Report
 - 3. Statements of Account Preliminary to Levying of Liens
 - 4. The Judge Law Firm Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Homeowner Open Forum**
- V. Presentation – Paul Arenas with Arenas Painting**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. September 23, 2010
 - B. Architectural Matters**
 - 1. Architectural Applications
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports**
 - 1. Committee Report by Jean Redfearn
 - 2. Arenas Painting Correspondence
 - E. Consent Calendar & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - F. Financials**
 - A. Bad Debt Write-Off Discussion
 - B. Draft 2011 Annual Budget
 - C. Rental Income Check
 - D. Financial Reports for the Period Ending September 30, 2010
 - E. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Aquatic Balance Proposal
 - 2. Proserv Proposal
 - 3. Power Washing Carports and Enclosure Proposals
 - 4. Stenciling Carport Numbers and Striping Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Antis Roofing & Waterproofing Correspondence
 - 2. Draft Delinquent Assessment Letter
 - 3. FHA Approval List Article
 - 4. General Rules and Regulations
 - 5. Tot Lot Inspection Correspondence
 - 6. Proposed 2011 Project Calendar
 - 7. Annual Calendar 2010
 - 8. Communication Worksheet
- VII. 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.
- VIII. Adjournment**