

**Cypress Home Owners Association
Board of Directors Meeting
September 22, 2011**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, September 22, 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. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. August 25, 2011
 - B. Member Discipline & Enforcement of Governing Documents – No New Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. The Judge Law Firm Correspondence
 - D. Formation of Contracts – No New Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. August 25, 2011 Board of Directors Meeting
 - 2. June 23, 2011 No Quorum Meeting
 - 3. August 25, 2011 No Quorum Meeting
 - B. Architectural Matters**
 - 1. Architectural Applications
 - C. Landscape Maintenance – No New Business Pending**
 - D. Committee Reports – No New Business**
 - E. Consent Calendar & Resolutions – No New Business Pending**
 - F. Financials**
 - 1. Audit & Tax Proposals
 - 2. Financial Reports for the Period Ending August 31, 2011
 - 3. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Larwin Repairs Proposals
 - H. Administration & Operating Request and Actions**
 - 1. Proposed Rules & Regulation Adoption
 - 2. Shingle Staining – Community Wide (discussion)
 - 3. 2011 Project Calendar
 - 4. Communication Worksheet
- V. 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.
- VI. Homeowner Open Forum**
- VII. Adjournment**
 - A. Next Meeting Date – October 27, 2011
 - B. Motion to Adjourn