

**Cypress Home Owners Association
Board of Directors Meeting
September 24, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, September 24, 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. August 27, 2009
 - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Requests for Waiver of Fines and Late Fees
 - 2. Requests for Payment Plan
 - 3. The Judge Law Firm Correspondence
 - 4. Cane, Walker & Harkins LLP Correspondence
 - D. Formation of Contracts**
 - 1. Experience Building Services Agreement & Presentation
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. August 27, 2009
 - B. Landscape Maintenance – No Business Pending**
 - C. Committee Reports**
 - D. Consent Calendars & Resolutions – No Business Pending**
 - E. Review of Association Current Financial Reporting**
 - 1. Draft 2010 Budget
 - 2. Financial Statements for the Period Ending August 31, 2009
 - 3. Financial Reference Guide
 - F. Maintenance & Service Proposals**
 - 1. Playground Inspection Proposals
 - 2. Inspector of Election Information
 - G. Administrative & Operating Requests and Actions**
 - 1. Annual Meeting Material
 - 2. Rules & Regulations
 - 3. Clubhouse Agreement
 - 4. Annual Calendar & Report
 - 5. Communication Worksheet
 - H. Architectural Matters**
 - 1. Architectural Application
 - I. 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.
- V. Homeowner Forum**
- VI. Next Meeting – October 22, 2009**
- VII. Adjournment**