

**Cypress Home Owners Association
Board of Directors Meeting
August 27, 2009**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, August 27, 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. June 25, 2009
 - 2. July 23, 2009
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Parking Violations
 - 2. Hearing Notices
 - 3. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary to Levying of Liens
 - 2. The Judge Law Firm Correspondence
 - 3. Detailed Status Reports
 - D. Formation of Contracts**
 - 1. Prendiville Insurance Agency Proposal & Presentation
 - 2. Experience Building Service, Amended Contract & Presentation
 - E. Litigation or Consideration of Litigation - No Business Pending**
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. June 25, 2009
 - 2. July 23, 2009
 - B. Landscape Maintenance**
 - 1. Artistic Maintenance, Inc. Proposals
 - C. Committee Reports**
 - D. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - E. Review of Association Current Financial Reporting**
 - 1. Utilities - Direct Debit Payment Option
 - 2. Taxpayer Identification Number Certification
 - 3. Merrill Lynch Correspondence
 - 4. Financial Statements for the Periods Ending May 31, 2009 and July 31, 2009
 - 5. Financial Reference Guide
 - F. Maintenance & Service Proposals**
 - 1. Wood Replacement and Painting Proposals
 - 2. Trash Enclosures Repair Proposals
 - 3. Reserve Study Proposals
 - G. Administrative & Operating Requests and Actions**
 - 1. Tot Lot Playground Signs
 - 2. Homeowner Correspondence
 - 3. Annual Calendar & Report
 - 4. 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 - September 24, 2009

VII. Adjournment