

**Cypress Home Owners Association  
Board of Directors Meeting  
October 24, 2013  
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, October 24, 2013**. The Board Meeting will be called to order at **5:00 p.m.** at Clubhouse #2, Cypress, California.

- I. Budget Meeting – 5:00 p.m.**
- II. Call to Order**
- III. Review & Approve Agenda**
- IV. Executive Session – 6:15 p.m.**
  - A. Approval of Executive Session Meeting Minutes**
    - 1. September 26, 2013
  - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. The Judge Law Firm Correspondence
    - 2. Cane, Walker & Harkins, LLP. Correspondence
    - 3. Statement of Account Preliminary to Levying of Lien
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation – No Business Pending**
  - F. Legal Opinion & Legal Guidance – No Business Pending**
- V. Regular Session - Board Actions – 7:15 p.m.**
  - A. Approval of Regular Session Minutes**
    - 1. September 26, 2013
  - B. Architectural Matters**
    - 1. Architectural Application
  - C. Landscape Maintenance – No Business Pending**
  - D. Committee Reports – No Business Pending**
  - E. Consent Calendars and Resolutions**
    - 1. Lien Authorization Consent Calendars
  - F. Financials**
    - 1. Reserve Study
    - 2. 2014 Draft Annual Budget
    - 3. Annual Policy Statement Package
    - 4. Bank Transaction Resolution
    - 5. Financial Reports for the Period Ending September 30, 2013
    - 6. Financial Reference Guide
  - G. Maintenance & Service Proposals**
    - 1. Total Landscape Maintenance Proposal
    - 2. Clubhouse Door Replacement Proposals
    - 3. Newport Exterminating Inspection Report
  - H. Administration & Operating Request and Actions**
    - 1. 2013 Annual Calendar
    - 2. Communication Worksheet
- VI. 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.*
- VII. Homeowner Open Forum**
- VIII. Adjournment**
  - A. Next Meeting Date – Thursday, December 5, 2013**
  - B. Motion to Adjourn**