

Cypress Home Owners Association
Board of Directors Meeting
Meeting Date: Wednesday, September 28, 2022
Meeting Venue: Clubhouse #2, 4647 Larwin, Cypress, CA 90630

Notice/Agenda

EXECUTIVE SESSION - 6:30 P.M. – 7:15 P.M. (*Closed Session for Board Members Only*)

- I. Call to Order
- II. Approval of August 25, 2022, Executive Session Minutes
- III. Show Cause Hearing(s)
- IV. Delinquency Matters
- V. Formation of Contract(s)
- VI. Adjournment

REGULAR MEETING – 7:15 P.M. – 8:30 P.M.

- I. Call to Order
- II. Approval of the Meeting Agenda
- III. Executive Session Disclosure
- IV. Open Forum

During open forum, each attendee may address the Board for up to three (3) minutes. A director or Manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

- VI. Approval of August 25, 2022, Regular Meeting Minutes
- VII. **FINANCIAL REVIEW**
 - a) Review of Financial Statements
- VIII. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update
 - b) Communication Committee
 - a. October Newsletter Draft
- IX. **GROUNDS AND MAINTENANCE**
 - a) Reserve Study Review
 - b) Pool #2 Repair Proposal(s)
 - c) Community Signage Replacement Discussion
 - d) Community Wide Light Cleaning Proposal
- X. **ADMINISTRATION**
 - a) Rules and Regulations/Fine Policy Proposed Changes
 - b) 2023 Proposed Budget Discussion
- XI. **HOMEOWNER REQUEST**
 - a) 4754 Larwin Fence Painting Request
- XII. **ADJOURNMENT**

Meeting Rules: No audio or video is allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.