

**Cypress Home Owners Association
Board of Directors Meeting
April 25, 2013**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, April 25, 2013**. The Board 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. The Judge Law Firm Presentation – 6:30 p.m.**
- III. Review & Approve Agenda**
- IV. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. March 28, 2013 Executive Session
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation Status Report
 - 2. Hearing Notices
 - 3. Homeowner Correspondence
 - 4. Skylight Installation Memorandum
 - 5. Oil in Carports Discussion
 - A. Payments of Assessments & Delinquent Accounts**
 - 1. Homeowner Correspondence
 - 2. Statement of Account Preliminary to Levying of Lien
 - 3. The Judge Law Firm Correspondence
 - 4. Cane, Walker & Harkins, LLP. Correspondence
 - B. Formation of Contracts – No Business Pending**
 - C. Litigation or Consideration of Litigation**
 - 1. Cane, Walker & Harkins, LLP. Correspondence
 - F. Legal Opinion & Legal Guidance**
 - 1. Antis Roofing and Waterproofing, Inc. Correspondence
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. March 28, 2013 Board of Directors Meeting
 - 2. March 28, 2013 Organizational Meeting
 - B. Architectural Matters**
 - 1. Architectural Applications
 - C. Landscape Maintenance – No Business Pending**
 - D. Committee Reports**
 - 1. Emergency Preparedness Committee Correspondence
 - E. Consent Calendars and Resolutions**
 - 1. Lien Authorization Consent Calendar
 - F. Financials**
 - 1. 2012 Draft Audit
 - 2. Accell Property Management, Inc. Correspondence
 - 3. Financial Reports for the Period Ending March 31, 2013
 - 4. Financial Reference Guide
 - G. Maintenance & Service Proposals**
 - 1. Trash Enclosures Proposals
 - 2. Doggie Bag Dispenser Discussion
 - H. Administration & Operating Request and Actions**
 - 1. Aquatic Balance Correspondence
 - 2. Management Correspondence
 - 3. iPad Discussion
 - 4. 2013 Annual Calendar
 - 5. 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 – May 23, 2013**
 - B. Motion to Adjourn**