

**Cypress Home Owners Association
Board of Directors Meeting
December 3, 2015**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, December 3, 2015**. The Board Meeting will be called to order at **6:15 p.m.**, at Clubhouse #2, Cypress, California.

I. Call to Order

II. Review & Approve Agendas

III. Executive Session

A. Approval of Executive Session Meeting Minutes

1. October 22, 2015

B. Member Discipline & Enforcement of Governing Documents

1. Hearing Notice
2. Fine Notices

C. Payments of Assessments & Delinquent Accounts

1. The Judge Law Firm Correspondence

D. Formation of Contracts

1. West One Janitorial Contract Fee Increase

E. Litigation or Consideration of Litigation – No Business Pending

F. Legal Opinion & Legal Guidance

1. Cane, Walker and Harkins, LLP Legal Opinions

IV. Regular Session - Board Actions – 7:15 p.m.

A. Approval of Regular Session Minutes

1. October 22, 2015

B. Architectural Matters

1. Architectural Applications

C. Landscape Maintenance – No Business Pending

D. Committee Reports – No Business Pending

E. Consent Calendars and Resolutions

1. Resolution to Record Lien

F. Financial Action

1. Bank Transaction Resolution

G. Maintenance & Service Proposals

1. Moisture Barrier Replacement Proposals
2. Pool and Spa Maintenance Service Proposals
3. Concrete Repairs at Pool #2 Deck Proposals
4. Concrete Installation at Pool #2 Planter Box Proposals
5. Antis Roofing and Waterproofing, Inc. Proposal
6. Pacific Rim Architectural Services, Inc. Proposal

H. Administration & Operating Request and Actions

1. Draft Annual Membership Meeting Materials
2. 2016 Proposed Annual Calendar
3. 2015 Annual Calendar
4. Communication Worksheet

I. Financials

1. Financial Statements for the Period Ending October 31, 2015

V. New Business

Pursuant to California Civil Code Section 4930(d), 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.

VI. Homeowner Open Forum

VII. Adjournment

- A. Next Board of Directors Meeting Date – **January 28, 2016**
- B. Motion to Adjourn