

**Cypress Home Owners Association
Board of Directors Meeting
October 27, 2016**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Cypress Home Owners Association will be held on **Thursday, October 27, 2016**. The Board Meeting will be called to order at **6:30 p.m.**, at Clubhouse #2, Cypress, California.

- I. Call to Order – 6:30 p.m.**
- II. Review & Approve Agendas**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. September 22, 2016
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. The Judge Law Firm Correspondence
 - 2. Payment Plan Authorization
 - 3. Statement of Account Preliminary to Levying of Liens
 - D. Formation of Contracts**
 - 1. West One Janitorial Services Correspondence
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance – No Business Pending**
- IV. Regular Session - Board Actions – 7:15 p.m.**
 - A. Approval of Regular Session Minutes**
 - 1. September 22, 2016
 - B. Architectural Matters – No Business Pending**
 - C. Landscape Maintenance**
 - 1. Total Landscape Maintenance Correspondence
 - D. Committee Reports – No Business Pending**
 - E. Consent Calendars and Resolutions**
 - 1. Lien Authorization Consent Calendar
 - F. Financial Action**
 - 1. Morgan Stanley Correspondence
 - 2. Annual Budget Package
 - 3. Bank Interest Rate Schedule
 - 4. Bank Transaction Resolutions
 - G. Maintenance & Service Proposals – No Business Pending**
 - H. Administration & Operating Request and Actions**
 - 1. Annual Election Review and Discussion
 - 2. 2016 Annual Calendar
 - 3. Communication Worksheet
 - I. Financials**
 - 1. Financial Statement for the Period Ending September 30, 2016
- 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 – December 1, 2016**
 - B. Motion to Adjourn**