

**Cypress Home Owners Association
Board of Directors Meeting
December 1, 2011**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Cypress Home Owners Association will be held on **Thursday, December 1, 2011**. The 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. Review & Approve Agenda**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. October 27, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary of Levying of Liens
 - 2. The Judge Law Firm Correspondence
 - 3. Accell Property Management, Inc. Correspondence
 - 4. Cane, Walker & Harkins, LLP Correspondence
 - D. Formation of Contracts**
 - 1. Mr. C's Towing Contract
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinion & Legal Guidance**
 - 1. The Judge Law Firm Correspondence
- IV. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. October 27, 2011
 - B. Consent Calendar & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - C. Maintenance & Service Proposals**
 - 1. Total Landscape Maintenance, Inc. Proposal
 - 2. Antis Roofing & Waterproofing, Inc. Proposal
 - D. Administration & Operating Request and Actions**
 - 1. Committee Reports
 - 2. Collection Policy Summary and Delinquency Policy Worksheets
 - 3. 2011 Project Calendar
 - 4. Communication Worksheet
 - E. Architectural Matters**
 - 1. Architectural Application
 - F. Financial Actions – No Business Pending**
- V. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending October 31, 2011
 - B. Financial Reference Guide
- 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 – January 26, 2012
 - B. Motion to Adjourn