

Cypress Home Owners Association
Board of Directors Meeting
December 3, 2009

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for Cypress Home Owners Association will be held on **Thursday, December 3, 2009**. The meeting will be called to order at **6:15 p.m.** at the 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 22, 2009
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Cane, Walker & Harkins LLP Correspondence
 - 2. The Judge Law Firm Correspondence
 - D. Formation of Contracts - No Business Pending**
 - E. Litigation or Consideration of Litigation - No Business Pending**
- IV. Presentation by The Judge Law Firm**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. October 22, 2009
 - 2. November 8, 2009 Budget Meeting
 - B. Landscape Maintenance - No Business Pending**
 - C. Committee Reports**
 - 1. Clubhouse Invoice Report
 - D. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - E. Review of Association Current Financial Reporting**
 - 1. Reserve Study Update Submitted by Michael J. Ferrara
 - 2. Current Investment Maturity Schedule Submitted by Merrill Lynch
 - 3. Financial Statements for the Periods Ending September 30, 2009 and October 31, 2009
 - 4. Financial Reference Guide
 - F. Maintenance & Service Proposals**
 - 1. Audit and Tax Preparation Proposals
 - 2. Antis Roofing & Waterproofing Proposal
 - 3. Total Landscape Proposal
 - G. Administrative & Operating Requests and Actions**
 - 1. Bylaw Amendment
 - 2. Request for Reimbursement of Plumbing Repairs
 - 3. Homeowner Correspondence
 - 4. Rules & Regulations
 - 5. 2010 Annual Calendars & Project Calendar Report
 - 6. Communication Worksheet
 - H. Architectural Matters - No Business Pending**
 - I. New Business**

Pursuant to California Civil Code Section 1363.05, 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.
- VI. Homeowner Forum**
- VII. Next Meeting - January 28, 2010**