Cypress Home Owners Association
Board of Directors Meeting
Thursday, October 29, 2026

Meeting Venue: Clubhouse #2, 4647 Larwin, Cypress, CA 90630

Notice/Agenda

EXECUTIVE SESSION - 5:30 P.M. – 6:15 P.M. *(Closed Session for Board Members Only)*

I Call to Order
II. Approval of September 24, 2026, Executive Session Minutes
III. Show Cause Hearing(s)
IV. Delinquency Related Matter(s)
V. Formation of Contract(s)
VI. Potential Litigation/Legal Matter(s)
VII. Adjournment

REGULAR MEETING – 6:15 P.M. – 7:30 P.M.

I Call to Order
II. Vendor Attendance – BrightView Landscape
III. Executive Session Disclosure
IV. Open Forum

During open forum, each attendee may address the Board for up to three (3) minutes. A director or Manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

V. Approval of September 24, 2026, Regular Session Minutes
VI. FINANCIAL REVIEW
  a) September 2026 Financial Statements
  b) Investment Review
  c) Resolution to Lien
VII. COMMITTEES' REPORT / MATTER(S)
  a) Clubhouse Manager Update
VIII. OLD BUSINESS
  a) Pool Resurfacing Proposal
  b) Pool Deck Repairs Related Proposal
IX. NEW BUSINESS
  a) Homeowner Comments on Draft Rules and Regulations
  b) Landscape Renovation Proposal(s)
  c) Landscape Irrigation Audit Proposal
  d) Landscape Enhancement Proposal
  e) Wader Pool #2 Repairs Proposal
  f) Pool #2 Repairs Proposal
  g) Inspector of Elections Proposal
X. NEXT MEETING DATE(S)
  a) November Proposed Meeting Date, December 3, 2026
XI. ADJOURNMENT

Meeting Rules: No audio or video is allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.