

**Cypress Home Owners Association**  
**Board of Directors Meeting**  
**Meeting Date: Thursday, March 27, 2025**  
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 February 27, 2025, Executive Session Minutes
- III. Delinquency Related Matter(s)
- IV. Show Cause Hearing(s)
- V. Potential Litigation/Legal Matter(s)
- VI. Adjournment

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

- I. Call to Order
- II. Executive Session Disclosure
- III. 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.

- IV. Approval of February 27, 2025, Regular Session Minutes
- V. **FINANCIAL REVIEW**
  - a) February 2025 Financial Statements
  - b) CDAR Investment Review
  - c) Tax and Audit Proposal
  - d) Resolution to Lien(s)
- VI. **COMMITTEES' REPORT / MATTER(S)**
  - a) Clubhouse Manager Update
- VII. **NEW BUSINESS**
  - a) Total Landscape Weed Control Proposal
  - b) Antis Roofing and Waterproofing Proposal
  - c) Reserve Study Proposal
  - d) Spring Newsletter Draft Review
- VIII. **NEXT MEETING DATE(S)**
  - a) Board of Director's Meeting April 24, 2025
- IX. **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.