

Cypress Home Owners Association

Board of Directors Meeting

Meeting Date: Thursday, June 26, 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 May 22, 2025, Executive Session Minutes
- III. Show Cause Hearing(s)
- IV. Delinquency Related Matter(s)
- V. Non-Compliance Related Matter(s)
- VI. Potential Litigation/Legal Matter(s)
- VII. 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 May 22, 2025, Regular Session Minutes
- V. Vendor Presentation – Sami Mahendra, Banc of California
- VI. **FINANCIAL REVIEW**
 - a) May 2025 Financial Statements
 - b) Resolution to Lien
- VII. **COMMITTEES' REPORT / MATTER(S)**
 - a) Clubhouse Manager Update
- VIII. **NEW BUSINESS**
 - a) Farmers Insurance Proposal
 - b) Antis Roofing and Waterproofing Clubhouse #1 Roof Repair
 - c) KW Builders Fence Repair Proposal
 - d) Pool #1 Electrical Repair Proposal(s)
 - e) Homeowner Correspondence – Trash Related
 - f) Summer 2025 Newsletter Draft
- IX. **NEXT MEETING DATE(S)**
 - a) Board of Director's Meeting July 24, 2025

X. 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.