

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 9, 2022**

BOARD MEMBERS

Terrie Rayl	President
Bob Fricke	Vice President
Wendy Wyss	Treasurer
Shaily Bhargav	Secretary
Karen Fontana	Director
Katerina Blazek	Director
Vacant	Director

OTHERS PRESENT

Homeowner(s)	CP Lakes Association Homeowners
Tammy Dominguez	Community Management Services, Inc. (CMS)

Article I. Call to Order

- (a) Association President Terrie Rayl called the meeting to order at 7:01pm via Phone/Video Conference:

Article II. Open Forum

None

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the January 12, 2022 regular board meeting minutes Wendy Wyss made a motion to approve January 12, 2022 regular board meeting minutes as amended. Karen Fontana seconded the motion and it passed. Bob Fricke abstained
- (b) The Board of Directors reviewed the January 12, 2022 executive board meeting minutes. Katerina Blazek made a motion to approve the January 12, 2022 executive board meeting minutes as changed. Shaily Bhargav seconded the motion and it passed. Bob Fricke Abstained

Article IV. Reports

Section 4.01 Treasurer

- (i) The Board review the unaudited financials dated January 31, 2022 Final and. Wendy Wyss reported on the financials. The Board declared every individual member of the Board has reviewed all nine of the documents in accordance with California Civil Code 5500 for the month ending January 31, 2022 Final.
- (ii) Wendy Wyss made a motion to roll over Cd for 6 months that renews on February 24th. Terry Rayl, seconded the motion and it passed.

Section 4.02 Committees

- (a) **Landscape & Large Trees** – Tree Trimming completed
- (b) **Architectural**
 - (i) unit 30 waiting on picture of completed work after painting is finished.
 - (ii) The Board acknowledged the Architectural Committee reviewed and approved unit 235.
 - (iii) Unit 52 sent final pictures of completed work. Reviewed and closed
 - (iv) Unit 216 sent final pictures of completed work. Reviewed and closed
- (c) **Parking**
 - (i) No parking update.
- (d) **Pool & Spa**
 - (i) Pressure plate was cracked and has been replaced, spa up and running.
 - (ii) Management is to have The Repair People provide bid to rebuild garbage enclosures at pool, to be painted same color as siding.

Section 4.03 Manager

- (a) Board reviewed the work orders received over the last 30 plus days.
- (b) The Board reviewed the annual working calendar.
 - (i) Add to March to get Reserve Study proposal
 - (ii) Add to April Reserve Study approval
 - (iii) Add to March Speake GB Group
- (c) The Board reviewed incoming and outgoing correspondence.
 - (i) Smoking Complaint – Management addressed with the homeowners and no further action needed.

Article V. Unfinished Business

- (a) **Construction manager re-piping** – Currently on hold till May/June, management to contact vendor to update bid and contact project manager.
- (b) **Trip Hazard Proposals – additional concrete proposal-**
Terrie Rayl made a motion to approve M. Pineda Construction proposal in the amount of \$890 for additional concrete repairs. Katrina Blazek seconded the motion and it passed.
- (c) **Tennis Court LED Lights** – Proposal to install new lights.
Terrie Rayl made a motion to approve Brite Court proposal in the amount of \$16,423.31 for tennis court light replacements. Shaily Bhargav seconded the motion and it passed.

Management is to get a proposal from The Repair People and to see if lights can be delivered to them.
- (d) **Club House Streamline** – Karen is working with management

Article VI. New Business

- (a) **Franz Termite** – Board reviewed proposal and asked management to get clarification of proposal and if gas is needed to be turned off. Board would like to schedule work in April.

- (b) **Fence Proposal** – For unit 46
Katerina Blazek made a motion to approve All Fence proposal in the amount of \$2,556 for fence replacement. Wendy Wyss seconded the motion and it passed.
- (c) **Benrich Proposal** – Laundry Room 2
Terrie Rayl made a motion to approve Benrich proposal in the amount of \$2,344.87 for Recirculating pump. Wendy Wyss seconded the motion and it passed.
- (d) **Maintenance Items-**
Karen said there was no signs on how to properly work the machines. She will make signs and post in the laundry room.
- (e) **Newsletter Discussion**
How to use laundry app.
Balcony Speaker
- (f) **Agenda Items** – Put on May agenda to discuss in person meetings.
Re-Piping
Tennis Court Lights
Reserve Study
Annual Meeting Proposals

Article VII. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:15 pm.

C. P. Lakes Association, Board of Directors

____ Approved by Board _____
Signature

____ 3/9/2022 _____
Date