

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

BOARD MEMBERS

| | | |
|-----------------|----------------|--------|
| Terrie Rayl | President | |
| Bob Fricke | Vice President | Absent |
| 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 7:02pm via Phone/Video Conference:

Article II. Speaker Ryan Brown and Justin Botill from The GB Group.

Article III. Open Forum

John reported that he went to meet on Saturday for the site walk and he didn't see anyone. Terrie reported that they were there. John also asked the status of a light he reported out.

Article IV. Approval of Minutes

- (a) The Board of Directors reviewed the February 9, 2022 regular board meeting minutes. Katerina Blazek made a motion to approve February 9, 2022 regular board meeting minutes as amended. Wendy Wyss seconded the motion and it passed.

Amended - Terrie's name is spelled wrong in article 4.

- (b) The Board of Directors reviewed the February 9, 2022 executive board meeting minutes. Katerina Blazek made a motion to approve the February 9, 2022 executive board meeting minutes as changed. Shaily Bhargav seconded the motion and it passed.

Article V. Reports

Section 5.01 Treasurer

- (i) The Board review the unaudited financials dated February 28, 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 February 28, 2022 Final.

Section 5.02 Committees

(a) Landscape & Large Trees

- i. Three trees have been approved for removal and signs have been posted.
- ii. Due to the lack of rain the water will be increased to 2 times a week.
- iii. Planting of new trees

(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.

(c) Parking

- (i) No parking update.

(d) Pool & Spa

- (i) Pool opens on April 15th

Section 5.03 Manager

(a) Board reviewed the work orders received over the last 30 plus days.

(b) The Board reviewed the annual working calendar.

(c) The Board reviewed incoming and outgoing correspondence.

Article VI. Unfinished Business

(a) **Construction manager re-piping** – Letter went out to units, waiting on Cassidy to get updated bids for plumbing work.

(b) **Tennis Court LED Lights** – Have The Repair People check to see what the exact voltage is at the tennis lights.

(c) **Club House Streamline** – Karen is working with management

Article VII. New Business

(a) **Franz Termite** – Gas has to be completely off. Vendor believes there is a separate shut off at clubhouse. \$3,340 is the total for tenting. Franz will turn off the gas and we would have to turn back on. \$450 to fix and reset loose toilet.

Board tabled until we can verify gas shut off, arrange to meet with Franz termite onsite. Terrie is not available the week of March 14th.

(b) **Trash can Rebuild** – Katerina Blazek made a motion to approve the rebuild of the 6 pool trash cans in NTE \$900 by The Repair People. Shaily Bhargav seconded the motion and it passed.

(c) **Reserve Study Proposal** – Wendy Wyss made a motion to approve the Murray Joseph & Associates reserve proposal in the amount of \$1,698. Shaily Bhargav seconded the motion and it passed.

- (d) **Annual Meeting Proposal** – Wendy Wyss made a motion to approve the Condo Elect proposal in the amount of \$3,972. Katerina Blazek seconded the motion and it passed.
- (e) **Stage 1 Bathroom Remodel** – tabled put on agenda for April
- (f) **New Doors for the clubhouse** –
Board looking into replacing 4 doors:
2 bathroom
1 gym
1 to the shower
Management to get bid from The Repair People.
- (g) **Maintenance Items-** Wendy Wyss made a motion to approve The GB Group proposal in the amount of \$8,974.41. Terrie Rayl seconded the motion and it passed.

Boilers – Terrie Rayl made a motion to approve the Benrich proposal in the amount of \$1,493.59. Wendy Wyss seconded the motion and it passed.

Plumbing – Management to get bid for hydro flushing.

- (h) **Newsletter Discussion**
April 15th pool opens
Spring cleaning/clean deck and balconies
- (i) **Agenda Items** – Put on May agenda to discuss in person meetings.
Insurance Renewal
Hydro Flushing
Nominations
Clubhouse doors
Stage 1 bathroom

Article VIII. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:55 pm.

C. P. Lakes Association, Board of Directors

____Approved by Board____
Signature

____4/13/2022____
Date