

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 13, 2022**

BOARD MEMBERS

| | | |
|-----------------|----------------|--------|
| Terrie Rayl | President | |
| Bob Fricke | Vice President | |
| Wendy Wyss | Treasurer | |
| Shaily Bhargav | Secretary | Absent |
| Karen Fontana | Director | |
| Katerina Blazek | Director | Absent |
| 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 7:04pm via Phone/Video Conference:

Article II. Open Forum

Randy in unit #40 is concerned about a loud noise in the wall, when the light was turned on.

John reported that the laundry room prices have increased and app continually not working.

Terrie noted that when the power went out that the prices defaulted to the old pricing.

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the March 9, 2022 regular board meeting minutes Wendy Wyss made a motion to approve March 9, 2022 regular board meeting minutes as submitted. Karen Fontana seconded the motion and it passed.
- (b) The Board of Directors reviewed the March 9, 2022 executive board meeting minutes. Wendy Wyss made a motion to approve the March 9, 2022 executive board meeting minutes as submitted. Karen Fontana seconded the motion and it passed.

Article IV. Reports

Section 4.01 Treasurer

- (i) The Board review the unaudited financials dated March 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 March 31, 2022 Final.
- (ii) Wendy Wyss made a motion to roll over cd in the amount of \$100,000 for 1 year. Terrie Rayl seconded the motion and unanimously passed.

Section 4.02 Committees

(a) Landscape & Large Trees

- (i) Two of the three trees were removed
- (ii) The city received a objection to removing the Canary Pine. Hearing is set for June.
- (iii) 4 new trees have been planted through the community

(b) Architectural

- (i) unit 30 decided not to proceed
- (ii) Unit 235 approved waiting on final completion pictures.

(c) Parking

- (i) Terrie report that the 555 project is have a city meeting on May 10th.

(d) Pool & Spa

- (i) Have The Repair People clean the pool furniture and equipment.

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.

- (c) The Board reviewed incoming and outgoing correspondence.

Article V. Unfinished Business

- (a) **Construction manager re-piping** –Cassidy is getting updated bids for plumbing work.

- (b) **Tennis Court LED Lights** – Follow up with The Repair People pricing on light installation.

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

Article VI. New Business

- (a) **Laundry Rooms** – Continued problems with the App, app defaults to old pricing when power goes out. Signs need to be posted of how to use app.

- (b) **Insurance Proposal** – Management to follow up with insurance company to ensure they are pricing out for best renewal.

- (c) **Hydro Flushing** – Wendy Wyss made a motion to approve PlumTech bid to hydro flush in the amount of \$4,032. Bob Fricke seconded the motion and unanimously passed.

- (d) **Nominations** – Management to email board who terms are up this year.

- (e) **Stage 1 Bathroom Remodel – tabled till May**

Management is to check with CPR to see if they are able to do the remodel.

(f) **New Doors for the clubhouse – waiting on proposal**

Terrie reported there is 5 doors to replace not 4.

(g) **Franz Termite** –Wendy Wyss made a motion to approve Franz Termite spot treatment for clubhouse in the amount of \$2,600. Bob Fricke seconded the motion and unanimously passed.

(h) **Balcony Repairs – tabled to May Meeting**

(i) **Maintenance Items-**

(j) **Newsletter Discussion –**

Clubhouse Rules

At a glance rules

Info on how to use laundry room app

Cost increase in laundry room

No construction dumping/haul away

(k) **Agenda Items –**

Balcony Repairs

Stage 1 bathroom Remodel

Article VII. Adjournment

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:12pm.

C. P. Lakes Association, Board of Directors

Signature

Date