

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 11, 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)
Justin Botill	The GB Group

Article I. Call to Order

- (a) Association President Terrie Rayl called the meeting to order at 7:02pm via Phone/Video Conference:

Article II. Open Forum

John asked if we are able to put proposals on the website.

Homeowner asked about short term rentals or air bnb. Terrie confirmed that no rentals of less than 30 days are allowed.

Homeowner requested if the board would be interested in updating the gym equipment. Homeowner is to research and present proposal to the board.

Karen voiced her concern that the sauna needs a deep clean.

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the April 13, 2022 regular board meeting minutes Karen Fontana made a motion to approve April 13, 2022 regular board meeting minutes as submitted. Bob Fricke seconded the motion and it passed.

Katerina Blazek and Shaily Bhargav abstained

- (b) The Board of Directors reviewed the April 13, 2022 executive board meeting minutes. Wendy Wyss made a motion to approve the April 13, 2022 executive board meeting minutes as submitted. Karen Fontana seconded the motion and it passed.

Katerina Blazek and Shaily Bhargav abstained

Article IV. Reports

Section 4.01 Treasurer

- (i) The Board review the unaudited financials dated April 30, 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 April 30, 2022 Final.

Section 4.02 Committees

(a) Landscape & Large Trees

- (i) Waiting on appeal of Canary Pine removal
- (ii) Summer planting will be getting done

(b) Architectural

- (i) Unit 235 approved waiting on final completion pictures.
- (ii) 160 – Approved window letter

(c) Parking

- (i) City Council meeting approved the 555 Middlefield
- (ii) Homeowner 289 requested to park a trailer for moving purposes for 3 days. Board approved.

(d) Pool & Spa

- (i) Vendor still working on the heat.

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.

(i) Homeowner question –

- (ii) Construction proposal for sb326** –Board reviewed and listened to speaker regarding Balcony work. Board will do their research and get back to vendor.

- (ii) Plumbing leaks – unit 114 has a slab leak.

Article V. Unfinished Business

- (a) **Construction manager re-piping** – Katrina Blazek made a motion to approve the Plumtech proposal in the amount of 71,000. Wendy Wyss seconded the motion and unanimously passed.

- (b) Have Flores update their sheet rock and painting bid.

- (c) **Tennis Court LED Lights** – Lights were shipped and waiting on The Repair People for installation price.

- (d) **Club House Streamline** – Management is to email the clubhouse a fillable form for rental.

Article VI. New Business

- (a) **Balcony Law** – reviewed by board
- (b) **Balcony Repairs** – Add to July Agenda
- (c) **Nominations** – 3 terms are up this year
- (d) **Stage 1 Bathroom Remodel** – CPR said they can do the remodel.
- (e) **New Doors for the clubhouse** – waiting on proposal
- (f) **Franz Termite Unit 199** – Wendy Wyss made a motion to approve Franz Termite spot treatment for clubhouse in the amount of \$930. Shaily Bhargav seconded the motion and unanimously passed.
- (g) **Maintenance Items-** Follow up with The Repair People on outstanding work orders.
- (h) **Newsletter Discussion** –
Drought Information
No shoes or Shoe Boxes allowed outside door
No string lights
No planting or placing potted plants in common area
- (i) **Agenda Items** –
Gym Proposal
Barbecue social

Article VII. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 9:13pm.

C. P. Lakes Association, Board of Directors

Signature

Date