

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
June 8, 2022**

**BOARD MEMBERS**

Terrie Rayl	President	Absent
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 7:01pm via Phone/Video Conference:

**Article II. Open Forum**

Randy asked how he was to change his smoke detector as it was high and who does it. He was told this is a homeowner responsibility.

Toerless said she has cracks in her patio that is affecting her sliding door. Board asked to send pictures to management and then board would take a look at.

**Article III. Approval of Minutes**

- (a) The Board of Directors reviewed the May 11, 2022 regular board meeting minutes Wendy Wyss made a motion to approve May 11, 2022 regular board meeting minutes as submitted. Katerina Blazek seconded the motion and it passed.
- (b) The Board of Directors reviewed the May 11, 2022 executive board meeting minutes. Wendy Wyss made a motion to approve the May 11, 2022 executive board meeting minutes with changes. Katerina Blazek seconded the motion and it passed.

**Article IV. Reports**

**Section 4.01 Treasurer**

- (i) The Board review the unaudited financials dated May 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 May 31, 2022 Final.

- (ii) Wendy Wyss made a motion to roll over renewal cd's in the amount of \$150,000 for 6 months and 100,000 for 1 year. Katerina Blazek seconded the motion and passed unanimously.

#### **Section 4.02 Committees**

##### **(a) Landscape & Large Trees**

- (i) Waiting on appeal of Canary Pine removal

##### **(b) Architectural**

- (i) Unit 260 Window/sliding glass door approval
- (ii) Unit 160 –waiting on pictures
- (iii) Unit 44 Electrical Panel

##### **(c) Parking**

- (i) Nothing to report

##### **(d) Pool & Spa**

- (i) Someone had posted a pool sign that pool was closed. This was not done by management or the pool vendor. Vendor ensured pool was fine. Sign was removed.

#### **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** – Unit 282 requested to put a plant screening. Board denied. The only approved is a black or brown mesh that can be put on the patio. Shaily will send picture to management so we can send to homeowner

#### **Article V. Unfinished Business**

- (a) **Construction manager re-piping** – Wendy Wyss made a motion to approve the Brook Construction Management submitted by Cassidy for new pricing proposal and schedule timeline. Katerina Blazek seconded the motion and passed unanimously.
- (b) Waiting on Flores update their sheet rock and painting bid.
- (c) **Tennis Court LED Lights** – Wendy Wyss made a motion to approve The Repair People submitted proposal for installation of tennis lights in the amount of \$4,350. Katerina Blazek seconded the motion and passed unanimously.
- (d) **Stage 1 Bathroom – tabled**
- (e) **Clubhouse doors** – Vendor said they could no longer due, will need to have another vendor give proposal. Management is to have a handyman vendor bid the job.

## **Article VI. New Business**

- (a) **Draft Reserve Study** – Wendy Wyss made a motion to approve the draft reserve study with her changes. Katerina Blazek seconded the motion and passed unanimously.

1. Re-piping be raised to 110k plus inflation
2. Remove the 7 lighting lines above and add LED lighting contingency at 10k annually to the reserve study.

- (b) **Franz Termite Clubhouse** – Board reviewed the report and decided at this time not to fill in the holes in the ceiling rafters.

- (c) **Insurance Renewal** – Vendor has not received full renewal, will send once received.

Due to the pool being open around the units and an open general liability claim is making it hard to get general liability.

- (d) **Maintenance Items-**

1. Katerina reported that she has noticed more settling than before
2. Check with GB Group on status of bids for the 16 priority 1 balconies.
3. Check on 76 entry ways inspection status.

- (e) **Newsletter Discussion –**

Drought Information

No shoes or Shoe Boxes allowed outside door

No string lights

No planting or placing potted plants in common area

Dumping in dumpsters from contractors

Reminder not to overload washing machines

Composite bins have been relocated, find at other dumpsters

- (f) **Agenda Items –**

Balcony

## **Article VII. Adjournment**

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:21pm.

C. P. Lakes Association, Board of Directors

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Signature

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Date