

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 10, 2022**

BOARD MEMBERS

Terrie Rayl	President	Absent
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 Management Tammy Dominguez called the meeting to order at 7:03 pm via Phone/Video Conference:

Article II. Open Forum

John Martin relayed that his plumbing work has finally been completed.

Randy thanked the board for all their work.

Article III. Approval of Minutes

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

Section 3.02 Treasurer

- (i) The Board review the unaudited financials dated July 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 July 31, 2022, Final.
- (ii) Committees**
- (b) **Landscape & Large Trees**
- (i) Waiting on date of appeal for the Canary Pine removal.

- (c) **Architectural**
 - (i) Unit 260 – Window/sliding door
 - (ii) Unit 44 Electrical Panel – need picture of permit
 - (iii) Unit 213 floor and kitchen & bathroom cabinets
 - (iv) Unit 43 Kitchen Flooring
- (d) **Parking**
 - (i) Nothing to report
- (e) **Pool & Spa**
 - (i) Management had received complaints that the stream was not flowing and looked dirty. Work order was done.

Section 3.03 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) **Public water Notice** – Board reviewed
 - (ii) **Homeowner Request** – Board reviewed and denied request to waive late fees.

Article IV. Unfinished Business

- (a) **Asphalt** – Redline is working on date confirming garbage and recyclable days.

Garbage day – Friday Recyclables – Tuesday, Wednesday and Friday Composite - Thursday
- (b) **Balconies** – Get status from GB Group on pricing on balconies
- (c) **Construction manager re-piping** – Cassidy is waiting to hear back from PlumbTech for a date. She is going on vacation at end of august, date will be in September.
- (d) **Tennis Court LED Lights** – lights have been completed
- (e) **Stage 1 Bathroom** – tabled
- (f) **Clubhouse doors** – tabled

Article V. New Business

- (a) **PlumbTech Proposal** – Wendy Wyss made a motion to approve PlumbTech proposal in the amount of \$5,800 for sewage line repairs for unit 33. Katerina Blazek seconded the motion and it passed.
- (b) **Elections** – Ballots being mailed out for September 14th

- (c) **Concrete Patio Proposal** – Wendy Wyss made a motion to approve M.Pineda proposal in the amount of \$2,920 for patio repairs at unit 97 & \$4,560 for patio repairs at unit 272. Katerina Blazek seconded the motion and it passed.

- (d) **Maintenance** –

Tennis Lights - Karen reported that a neighbor said tennis lights are on 24/7, she will check and let management know.

- (e) **Newsletter Discussion** –

September Ballots
Dues – Increase
Save water

- (f) **Agenda Items** –

Balconies
Asphalt
Re-Pipe

Article VI. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:40pm.

C. P. Lakes Association, Board of Directors

____Approved 9/14/2022 by Board_____

Signature