

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 14, 2022**

BOARD MEMBERS

Terrie Rayl	President	Absent
Bob Fricke	Vice President	
Wendy Wyss	Treasurer	
Shaily Bhargav	Secretary	Absent
Karen Fontana	Director	
Katerina Blazek	Director	
Vacant	Director	

OTHERS PRESENT

3 Homeowner(s)	CP Lakes Association Homeowners
Tammy Dominguez	Community Management Services, Inc. (CMS)

Article I. Call to Order

- (a) Association Manager Tammy Dominguez called the meeting to order at 7:02 pm via Phone/Video Conference:

Article II. Open Forum

Toreless wanted to check on status of patio concrete and tree roots. He has not heard from vendor and would like to be notified and be there for repairs.

John was asking about ground being dug up. He was notified that there was a irrigation break. He also reported that the light by the gazebo and pool is still out.

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the August 10, 2022, regular board meeting minutes. Katerina Blazek made a motion to approve August 10, 2022, regular board meeting minutes as amended with Wendy Wyss and Katerina Blazek changes. Bob Fricke seconded the motion and it passed.

Remove double period after Wendy's name in Article III.

Remove Association President in Article I.

Correct spelling of PlumbTech in Article 4&5

Finish sentences in Section 3.02

- (b) The Board of Directors reviewed the August 10, 2022, executive board meeting minutes. Katerina Blazek made a motion to approve the August 10, 2022, executive board meeting as submitted. Bob Fricke seconded the motion and it passed.

Section 3.02 Treasurer

- (i) The Board review the unaudited financials dated August 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 August 31, 2022, Final.
- (ii) Wendy Wyss made a motion to move \$150,000 from money market to a 6-month IntraFi CD. Katerina Blazek seconded the motion and it passed.

Section 3.03 Committees

(a) Landscape & Large Trees

- (i) Waiting on date of appeal for the Canary Pine removal.
- (ii) Karen asked when the ivy is going to be cut down, management to ask landscapers.

(b) 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

(c) Parking

- (i) Nothing to report

(d) Pool & Spa

- (i) Pool closes October 15th put in newsletter

Section 3.04 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 Concern Roaches – Unit owner had seen some roaches in unit. Management is to check to see if still a problem. These are outside roaches and are looking for water.
 - (ii) **Homeowner Question Unit** – Homeowner questioned his unit did not match budget. Board said that this was a marketing thing back when units were sold.
 - (iii) **Common Area Landscape Notice** – Board reviewed and price lines up with budgeted amount.

Article IV. Unfinished Business

- (a) **Asphalt** – Date is set for September 26th and 27th and mailing went out. Management will notify Parking spaces with covered cars that we have information for. Karen will post notices on the cars we do not.
- (b) **Balconies** – GB Group will be at the next meeting to discuss, board to email management any questions ahead of time.

(c) **Construction manager re-piping** – Date is set for October 3rd mailing went out.

(d) **Stage 1 Bathroom** – tabled

(e) **Clubhouse doors** – tabled

Article V. New Business

(a) **Fence Proposal** – Katerina Blazek made a motion to approve All Fence proposal in the amount of \$2,596 for fence repairs at unit 22. Bob Fricke seconded the motion and it passed.

(b) **Smoking Ordinances** – Board reviewed and asked management to see if we can get free signs. Management is to mail notice with newsletter.

(c) **Maintenance** – none

(d) **Newsletter Discussion** –

Gutter cleaning date
Pool closes October 15th
Annual meeting is moved to October
Send Smoking ordinance out
Send water conservation notice out

(e) **Agenda Items** –

Holiday Party
Balcony speaker

Article VI. Adjournment

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:10pm.

C. P. Lakes Association, Board of Directors Approved October 12, 2022.