

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 12, 2022**

BOARD MEMBERS

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

OTHERS PRESENT

6 Homeowner(s)	CP Lakes Association Homeowners
Tammy Dominguez	Community Management Services, Inc. (CMS)
	GB Group
Patricia Eberhardt	Condo Elects

Article I. Call to Order

- (a) Terrie Rayl, HOA President called the meeting to order at 7:04 pm via Phone/Video Conference:

Article II. Open Forum

Toerless asked when his patio was going to be completed.

John reported that the bulletin board is high and some need to be replaced.

Randy asked to have the tree trimmed at his unit #661 for building clearance.

Katerina asked about the bush outside at the bottom of the stairs had dried and died a couple of years ago.

Karen reported that the lily pads could be dangerous to cats. She also asked when the ivy was going to be cut down.

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the September 14, 2022, regular board meeting minutes. Katerina Blazek made a motion to approve September 14, 2022, regular board meeting minutes as amended Katerina Blazek. Bob Fricke seconded the motion and it passed.
- (b) The Board of Directors reviewed the September 14, 2022, executive board meeting minutes. Katerina Blazek made a motion to approve the September 14, 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 September 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 September 30, 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.
- (iii) Wendy Wyss made a motion to move excess income of \$134,233.59. Katerina Blazek seconded the motion and it passed.

Section 3.03 Committees

(a) Landscape & Large Trees

- (i) Terrie is meeting with tree vendor

(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 crack – Pool vendor is monitoring
- (ii) Have MP Construction take a look at the pool at stage 1, it has a crack and pavers lifting, not sure if by tree roots.

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) **Benrich Letter**- Board reviewed and approved increase.
 - (ii) **Homeowner dry rot concern** – Management to get unit address.
 - (iii) **Homeowner concern drought** – Homeowner is asking for the board to shut down the car wash.

Karen will post sign at water spicket to be aware of the drought and conserve water.

Article IV. Unfinished Business

- (a) **Balconies** – GB Group speaker

Wendy Wyss made a motion to approve The GB Group proposal In the amount of \$305,500.99. Katerina Blazek seconded the motion and it passed.

Wendy Wyss made a motion to approve proposal from Focus Inspection Group In the amount of \$38,950. Katerina Blazek seconded the motion and it passed.

- (b) **Construction manager re-piping** – Work has begun

Flores proposal – Terrie Rayl made a motion to approve the Flores proposal in the amount of \$18,592. Wendy Wyss seconded the motion and it passed.

- (c) **Stage 1 Bathroom** – tabled

- (d) **Clubhouse doors** – tabled

Article V. New Business

- (a) **Holiday Party** – Board discussed and decided to not to have party and to address again in Spring.

Fence Proposal – Katerina Blazek made a motion to approve All Fence proposal in the amount of \$645. Wendy Wyss seconded the motion and it passed.

- (b) **Termite Proposal** – waiting on bid from HOA's vendor.

- (c) **Maintenance items** – There is at least two Cork boards that need to be replaced.

- (d) **Newsletter Discussion** – Composite Disposal – where to buy bags

Do not bring glass to spa
No Holiday string lights
Do not leave food out
Do not prop open dumpster

- (e) **Agenda Items** –
Organization of Board
Communication Ideas

Article VI. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:05pm.

C. P. Lakes Association, Board of Directors Approved November 9, 2022.