

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 11, 2023**

BOARD MEMBERS

Terrie Rayl	President
Bob Fricke	Vice President
Wendy Wyss	Treasurer
Shaily Bhargav	Secretary
Stacey Ritter	Director
Katerina Blazek	Director
Vacant	Director

OTHERS PRESENT

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

Article I. Call to Order

- (a) Terrie Rayl, HOA President called the meeting to order at 7:01 pm via Phone/Video Conference:

Article II. Open Forum

Randy thanked the board and Terrie for all the work she and the rest of the board does for the property.

Stacey reported that bikes are getting stolen from the bike cages.

Article III. Approval of Minutes

- (a) The Board of Directors reviewed the December 14, 2022, regular board meeting minutes. Katerina Blazek made a motion to approve December 14, 2022, regular board meeting minutes. Wendy Wyss seconded the motion and passed.
- (b) The Board of Directors reviewed the December 14, 2022, executive board meeting minutes. Katerina Blazek made a motion to approve the December 14, 2022, executive board meeting minutes. Bob Fricke seconded the motion and passed.

Section 3.02 Treasurer

- (i) The Board review the unaudited financials dated December 31, 2022, Final and. Wendy Wyss reported on the financials. The Board declared every individual member of the Board has reviewed all the documents in accordance with California Civil Code 5500 for the month ending December 31, 2022, Final.
- (ii) Wendy Wyss made a motion to rollover both February CD's at \$100,000 for 1 year CD. Shaily Bhargav seconded the motion and it passed.

Section 3.03 Committees

(a) Landscape & Large Trees

- (i) Tree trimming has been completed.
- (ii) Terrie has sent 3 new trees to check if they are healthy.

(b) Architectural - Management to get pictures to close out files.

- (i) Unit 260 – Window/sliding door - approved
- (ii) Unit 44 Electrical Panel – need picture of permit
- (iii) Unit 213 floor and kitchen & bathroom cabinets - approved
- (iv) Unit 43 Kitchen Flooring - approved

(c) Parking

- (i) Nothing to report

(d) Pool & Spa

- (i)

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. Changed July meeting to the 19th.

(c) The Board reviewed incoming and outgoing correspondence.

(i) Pacific Water Art – Katerina Blazek made a motion to approve Pacific Water Art proposal in the amount of \$1,200. Shaily Bhargav seconded the motion and passed.

(ii) Tax Rebate – Board reviewed.

Article IV. Unfinished Business

(a) Balconies – GB Change order deck

Wendy Wyss made a motion to approve The GB Group proposal in the amount of \$18,563.09. Bob Fricke seconded the motion and passed. Katerina Blazek abstained.

(b) Stage 1 Bathroom – Tabled

(c) Clubhouse doors – tabled

Article V. New Business

(a) **Tax Representation**– Wendy Wyss made a motion to approve Van Sloten & Laranang CPA to prepare taxes and review. Katerina Blazek seconded the motion and passed.

(b) **Repiping Gas Line** – Katerina Blazek made a motion to approve PlumbTech proposal in the amount of \$29,000 to reroute and replace gas line for unit 177-196. Shaily Bhargav seconded the motion and passed.

(c) **Maintenance Items –**

- (i) Management to check with John Pedford on report for unit 295.
- (ii) Check with The Repair People to see if they have a carpenter who is able to complete the trash bins.
- (iii) Have Redline check crack in driveway and get bid.

(d) **Newsletter Discussion –**

Meeting Dates
Christmas decorations down/ trees
Gas Line work
Bike theft/lock door & secure bikes
Check statements for outstanding balance

(e) **Agenda Items –**

Article VI. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:23pm.

C. P. Lakes Association, Board of Directors Approved February 8, 2023.