

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 8, 2023**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

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

**Article I. Call to Order**

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

**Article II. Open Forum –**

Homeowner reported that their tenants had a tire stolen off their car. They also wanted to bring up trouble renting the clubhouse.

**Article III. Approval of Minutes**

- (a) The Board of Directors reviewed the February 11, 2023, regular board meeting minutes. Wendy Wyss made a motion to approve February 11, 2023, regular board meeting minutes as submitted. Bob Fricke seconded the motion and passed.
- (b) The Board of Directors reviewed the February 11, 2023, executive board meeting minutes. Wendy Wyss made a motion to approve the February 11, 2023, executive board meeting minutes as amended. Bob Fricke seconded the motion and passed.

Add Stacey Ritter to the Board Member present list

**Section 3.02 Treasurer**

- (i) The Board review the unaudited financials dated February 28, 2023, 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 February 28, 2023, Final.
- (ii) Wendy Wyss made a motion to rollover both CD's at \$43,500 & \$106, 500 for 1 year CD. Bob Fricke seconded the motion and it passed.

**Section 3.03 Committees**

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

- (i)
- (b) **Architectural - Management to get pictures to close out files.**
  - (i) Unit 243 – Electrical and interior updates – In progress
  - (ii) Unit 44 Electrical Panel – need picture of permit
  - (iii) Unit 43 Kitchen Flooring - postponed
- (c) **Parking**
  - (i) Nothing to report
- (d) **Pool & Spa**
  - (i) Bob will check on the spa for the discoloration to see if it comes off.

**Section 3.04** Manager

- (a) Board reviewed the work orders received over the last 30 plus days.

Management to get roof report for unit 285 and email to board.

- (b) The Board reviewed the annual working calendar. Remove get reserve study
- (c) The Board reviewed incoming and outgoing correspondence.

**Article IV. Unfinished Business**

- (a) **Balconies** – The GB Group submitted a balcony schedule
- (b) **Stage 1 Bathroom** – Tabled
- (c) **Clubhouse doors** – tabled

**Article V. New Business**

- (a) **Bike Cage/fence**– The Repair People to make repairs.
- (b) **Repiping Gas Line** – Plumbtech is working on replacing the line.
- (c) **Maintenance Items** – Car port outside #100 downspout is clogged.
- (d) **Newsletter Discussion** –
  - Earthquake readiness
  - Pool Open – weather permitted April 15th
  - Pool Rules
  - Gas line update
  - Spring cleaning
- (e) **Agenda Items** –
  - Balcony update

Gas line update  
Inspector of Elector/condo elects

**Article VI. Adjournment**

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:57pm.

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