

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 18, 2023**

BOARD MEMBERS

Terrie Rayl	President
Vacant	Vice President
Wendy Wyss	Treasurer
Shaily Bhargav	Secretary
Stacey Ritter	Director
Katerina Blazek	Director
John Lindquist	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, President called the meeting to order at 7:01pm via Phone/Video Conference:

Article II. Open Forum –

Jason Boyle brought up his foundation floor seem to have moisture damage at unit 130, CPR is scheduling to come out.

Article III. Approval of Minutes

(a) The Board of Directors reviewed the October 11, 2023, regular board meeting minutes. Wendy Wyss made a motion to approve October 11, 2023, regular board meeting minutes as amended. Katerina Blazek seconded the motion and passed.

Trex spelled incorrectly

(b) The Board of Directors reviewed the October 11, 2023, executive board meeting minutes. Wendy Wyss made a motion to approve the October 11, 2023, executive board meeting minutes as submitted. Katerina Blazek seconded the motion and passed.

Section 3.02 Treasurer - Tabled

(i) The Board to review the unaudited financials dated October 31, 2023 Final end.

Section 3.03 Committees

(a) Landscape & Large Trees

Terrie Rayl made a motion to approve Brightview Tree proposal in the amount of \$16,680. John Lindquist seconded the motion and passed.

(i) **Lakes** – Board discussed option of lakes and fencing.

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

(i) Unit 56 Windows – Approved

- (ii) Unit 72 Windows – Approved
- (iii) Unit 64 Windows – Approved
- (iv) Unit 131 Carpet/flooring - Approved
- (v) Unit 259 Subpanel - Approved
- (vi) Unit 51 Window – Approved

(c) **Parking** – Management has contacted owners who have expired tags in deeded spots.

(d) **Pool & Spa**

- (i) Pool heat – turn off October 15th
- (ii) **Spa Resurface Date** – Tentatively scheduled for December 12th

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 letter**– George Markel sent in letter regarding fencing the pool.

Article IV. Unfinished Business

- (a) **Pool Pump** – Wendy Wyss made a motion to approve Paradise Pool Service proposal in the amount of \$4,718. Terrie Rayl seconded the motion and passed.
- (b) **Balcony update** – The balcony project has started. There is extra trex to do an additional 3 decks 7, 8 & 16.

Wendy Wyss made a motion to approve The G.B. Group proposal in the amount of \$53,467.35. John Lindquist seconded the motion and passed.

(c) **Stage 1 Bathroom** – Tabled

Article V. New Business

- (a) **CSC New Contract** – The board reviewed the contract and asked to have the contract reflect correct information on product and not to have price increase without boards permission.
- (b) **Sewer Line 133-142** – Wendy Wyss made a motion to approve PlumbTech proposal in the amount of \$11,500. Terrie Rayl seconded the motion and passed.
- (c) **Window Milgard** – The current windows are not available. The new window guidelines will be sent out with the newsletter for 29 day comment period.
- (d) **Maintenance Items** – Wendy Wyss made a motion to approve The Repair People proposal in the amount of \$1,150 to replace rotten light with a lollipop pole light. John Lindquist seconded the motion and passed.

Terrie reported sidewalk and pot hole to have MP Civil fix. If city does not.

(e) **Newsletter Discussion –**

Promptly remove laundry

Happy Holiday

Spa Closure for resurfacing December 12th

Parking expired registration

(f) **Agenda Items –**

Insurance – have agent come to meeting January

City of Mountain View

Article VI. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:24pm.

C. P. Lakes Association, Board of Directors Approved December 11, 2023