

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 10, 2024**

BOARD MEMBERS

Terrie Rayl	President	
Vacant	Vice President	
Wendy Wyss	Treasurer	
Shaily Bhargav	Secretary	Absent
Stacey Ritter	Director	Absent
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 7:00 pm via Phone/Video Conference:

Article II. Open Forum –Homeowner

Article III. Approval of Minutes

(a) The Board of Directors reviewed the March 13, 2024 regular board meeting minutes. Terrie Rayl made a motion to approve March 13, 2024, regular board meeting minutes as amended. John Lindquist seconded the motion and passed. **Katerina Blazek Abstained**

Katarina Blazek absent
April 15th pool opens

Section 3.02 Treasurer

- (i) The Board reviewed the unaudited financials dated February 29, 2024 and March 31, 2024.
- (ii) 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 29, 2024 and March 31, 2024.
- (iii) Wendy Wyss made a motion to roll over two cd's expiring May 18th, in the amount of \$150,000 and \$100,000 for 1 year term. John Lindquist seconded the motion and passed.

Section 3.03 Committees

(a) Landscape & Large Trees

- (i) Matthew Berry left Brightview and went to *Monarch Tree Care Services*.

Section 3.04

(i) Lakes –

- (b) **Architectural - Management to get pictures to close out files.**
 - (i) Unit 56 Windows – Approved
 - (ii) Unit 211 exhaust Fan - Approved
- (c) **Parking** – parking committee is monitoring.
- (d) **Pool & Spa**
 - (i) **Insurance factors/legal** – insurance will be non-renewed if fence is not installed.
 - (ii) **Pool Fence** – Board is discussing fence options.

Section 3.05 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.

Article IV. Unfinished Business

- (a) **Clubhouse Heater** – Still waiting on proposal
- (b) **CSC Renewal Contract** – The board reviewed the contract. The contract should have 16 front loaders, 8 top loaders and 12 gas dryers. The board wants to have options before increase is done and have the chose to reduce revenue to keep cost down for homeowners. Machines are to have quarter options and what system they are going to use.
- (c) **Laundry Room** - Terrie Rayl made a motion to approve Flores Painting proposal to paint the laundry rooms in the amount of \$6,858. Katerina Blazek seconded the motion and passed.

Section 4.02

- (a) **Balcony update** – Working with structural engineer and waiting on a list.
- (b) **Stage 1 Bathroom** – Tabled

Article V. New Business

- (a) **Town Hall Meeting** – agenda will be posted for April 21st town hall meeting.
- (b) **Rental Amendment** – tabled for May meeting
- (c) **Termite Proposal** – Wendy Wyss made a motion to approve Franz Termite proposal in the amount of \$1,390 for unit 263. Katerina Blazek seconded the motion and passed.
- (d) **Inspector of Elector** – John Lindquist made a motion to approve Condo Elect proposal in the amount of \$4,198.50. Katerina Blazek seconded the motion and passed.
- (e) **Maintenance Items** – John sent list to management

(f) **Newsletter Discussion** – spring cleaning
Pool opening

(g) **Agenda Items** – Rental Amendment
72 hour policy
Pool fence/town hall outcome

Article VI. Adjournment

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:46pm.

C. P. Lakes Association, Board of Directors Approved May 8, 2024