

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 14, 2024**

BOARD MEMBERS

Terrie Rayl	President	
Vacant	Vice President	
Wendy Wyss	Treasurer	
Shaily Bhargav	Secretary	Absent
Stacey Ritter	Director	
Katerina Blazek	Director	
John Lindquist	Director	

OTHERS PRESENT

4 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 7:00pm via Phone/Video Conference:

Article II. Open Forum –Homeowner

Homeowner reported light by tennis court has duct tape on it.

Article III. Approval of Minutes

(a) The Board of Directors reviewed the July 10, 2024 regular board meeting minutes.

Wendy Wyss made a motion to approve July 10, 2024, regular board meeting minutes as submitted. Katerina Blazek seconded the motion and passed.

Terrie Rayl abstained

Section 3.02 Treasurer

- (i) The Board reviewed the unaudited financials dated July 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 July 31, 2024.

John Lindquist abstained from review

Section 3.03 Committees

(a) **Landscape & Large Trees**

(i)

Section 3.04

(i) **Lakes –**

(b) **Architectural -**

- (i) none
- (c) **Parking** – parking committee is monitoring. Will discuss in executive session
- (d) **Pool & Spa**
 - (i) **Pool/fence update** – Fences and gates are up. TRP will install the locks. Terrie will work with them on the punch list of items to finish off.

Terrie Rayl made a motion to request reimbursement of \$646.03 for the cost of umbrellas. Stacey Ritter seconded the motion and passed.

Terrie Rayl made a motion to request a NTE in the amount of \$500 to replace the tabletop at TAP Plastics. Wendy Wyss seconded the motion and passed.

Terrie Rayl made a motion to reimbursement John Lindquist in the amount of \$248 for pool chair repairs. Wendy Wyss seconded the motion and passed.

Pool Leak/Update –Vendor working on repairs

Article IV.

Section 4.01 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 V. Unfinished Business

- (a) **Clubhouse Heater** – Still waiting on proposal
- (b) **CSC Renewal Contract** – Management has not received the updated contract. John Lindquist will work on contacting vendor
- (c) **Balcony Update** – Terrie Rayl spoke with GB Group to finalize scope of work and permits.
- (d) **Laundry Room Update**- tabled until washing and dryer units are switched out
- (e) **Stage 1 Bathroom** – Tabled

Article VI. New Business

- (a) **Draft Budget** – John Lindquist made a motion to approve draft budget version 3. Wendy Wyss seconded the motion and passed.
- (b) **Plumbtech 190-193** – Wendy Wyss made a motion to approve Plumbtech proposal in the amount of \$8,500 contingent after Terrie Rayl speaks with plumber. John Lindquist seconded the motion and passed.

- (c) **Plumbtech 242** – Wendy Wyss made a motion to approve Plumbtech proposal in the amount of \$18,000 contingent after Terrie Rayl speaks with plumber. Stacey Ritter seconded the motion and passed.
- (d) **Pacific Water Art Proposal** –Terrie Rayl made a motion to approve pump proposal in the amount of \$9,195. Katerina Blazek seconded the motion and passed.
- (e) **Maintenance Items** – Terrie Rayl will send over list of violations that need letters.
- (f) **Newsletter Discussion** – CINC report work orders
Put Big letters NO GLASS at pool
No short term rentals
- (g) **Agenda Items** – Annual Meeting

Article VII. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:25 pm.

C. P. Lakes Association, Board of Directors Approved September 11, 2024