

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 11, 2024**

BOARD MEMBERS

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

OTHERS PRESENT

3 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 7:02pm via Phone/Video Conference:

Article II. Open Forum –Homeowner

Homeowner asked when the pool gates will be keyed.

Homeowner reported truck hit door, he is to take picture and send management.

Article III. Approval of Minutes

(a) The Board of Directors reviewed the August 14, 2024 regular board meeting minutes.

Stacey Ritter made a motion to approve August 14, 2024, regular board meeting minutes as submitted. John Lindquist seconded the motion and passed.

Treasurer

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

Section 3.02 Committees

(a) Landscape & Large Trees

- (i) Terrie Rayl will be meeting with tree vendor for tree trimming.

Section 3.03

- (i) **Lakes** – Management is still working on finding a new company for lake ways.

(b) Architectural -

- (i) none

- (c) **Parking** – parking committee is monitoring.
- (d) **Pool & Spa**
 - (i) **Pool/fence update** – SCVB is still working on punch list

Pool Leak/Update – Terrie Rayl reported that there is still a leak and will meet with vendor. Management is to send vendor contact information.

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) **Revised Plumbtech proposal** –

Sewer by unit #242 – John Lindquist made a motion to approve revised proposal in the amount of \$22,000. Wendy Wyss seconded the motion and passed.

Sewer by unit #189-193 – Terrie Rayl made a motion to approve revised proposal in the amount of \$22,350. Wendy Wyss seconded the motion and passed.

Asphalt and concrete will need to be done Rich from Redline will do the work.

- (b) **Clubhouse Heater** – Still waiting on proposal
- (c) **CSC Renewal Contract** – Management has not received the updated contract. Board agreed that if we leave the commencement date they need to change the dollar amount immediately.
- (d) **Balcony Update** – GB Group notified management that the color of the trex is no longer available. Terrie Rayl met with vendor and picked new color. There is a charge up for new color.

Terrie Rayl made a motion to approve new color of Timertek Dark Roast in the amount of \$9,500 change order. Stacey Ritter seconded the motion and passed.

- (e) **Laundry Room Update**- tabled until washing and dryer units are switched out
- (f) **Stage 1 Bathroom** – Tabled

Article VI. New Business

- (a) **Smoking** – Homeowner voiced concern about smoking.

Wendy Wyss made a motion to approve 9 no smoking signs at \$30 to be placed in the community . Stacey Ritter seconded the motion and passed.

(b) **Annual Hydrant** –Terrie Rayl made a motion to approve Cintas proposal in the amount of \$4,332. John Lindquist seconded the motion and passed.

(c) **Maintenance Items** – grate by 201 is slippery

(d) **Newsletter Discussion** – Grease in drains
Wipes in toilet
Balcony start date 9/25 look for notices
No smoking
Check smoke detectors
Dues increase October 1st

(e) **Agenda Items** – Annual Meeting
Holiday Party

Article VII. Adjournment

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:12 pm.

C. P. Lakes Association, Board of Directors Approved October 9, 2024