

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 9, 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

Homeowner reported garbage can missing at enclosure 9.

Homeowner reported missing flashing on carport, will send picture.

Article III. Approval of Minutes

(a) The Board of Directors reviewed the September 11, 2024 regular board meeting minutes.

John Lindquist made a motion to approve September 11, 2024, regular board meeting minutes as submitted. Wendy Wyss seconded the motion and passed.

Katerina Blazek abstained

Treasurer

- (i) The Board reviewed the unaudited financials dated September 30, 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 September 30, 2024.
- (iii) It was approved to transfer \$71,276.15 per accountant recommendation.

Section 3.02 Committees

(a) Landscape & Large Trees

- (i) Terrie Rayl will be having a walk with tree vendor.

Section 3.03

- (i) **Lakes –**
- (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 – pool heat is turned off on October 15th

Terrie Rayl made a motion to approve remove panic bars and change lock to be keyed with existing key. John Lindquist seconded the motion and passed.

Terrie Rayl met with pool repair company and they have fixed the leak and conduit. We will have the landscaper fill in hole.

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 –** Wendy Wyss made a motion to approve Plumbtech proposal totaling \$28,550 for section 189-193. John Lindquist seconded the motion and passed.
- (b) **Clubhouse Heater –** tabled
- (c) **CSC Renewal Contract –** Wendy Wyss made a motion to approve CSC contract and have them immediately change pricing back to \$1.50 totaling. John Lindquist seconded the motion and passed.
- (d) **Balcony Update –** GB Group has started decks starting with unit 80 and posting notices on the next units.
- (e) **Laundry Room Update-** Will be working with CSC to coordinate installation of new units to paint laundry rooms.
- (f) **Stage 1 Bathroom –** Tabled

Article VI. New Business

- (a) **Asphalt/Concrete Repairs** – Terrie Rayl made a motion to approve Redline proposal for asphalt repairs in the amount of \$4,534 and concrete repairs in the amount of \$3,936 to be paid out of reserves. John Lindquist seconded the motion and passed.
- (b) **Maintenance Items** – Katerina Blazek made a motion to approve The Repair People proposal for storage door at unit 101. In the amount of \$1,310 John Lindquist seconded the motion and passed.

Homeowner is to be advised not to hook hose on door.

- (c) **Holiday Party** – Holiday Party scheduled for December 8th from 2pm- 5pm.

Association will provide drinks and guests will bring dishes to share.

- (d) **Website** – John Lindquist will take over the website maintenance.

- (e) **Newsletter Discussion** – pool heat off as of October 15th
 - Gutter cleaning dates
 - Election Results
 - Thank you too Shaily for serving on board
 - Welcome Marilyn to the board
 - Holiday Party save the date December 8th 2-5pm
 - No outside holiday lights/string lights

- (f) **Agenda Items** – Under Finance Budget items

Article VII. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:00 pm.

C. P. Lakes Association, Board of Directors Approved November 13, 2024