

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 13, 2024**

**BOARD MEMBERS**

Terrie Rayl	President
John Lindquist	Vice President
Wendy Wyss	Treasurer
Marilyn Gottlieb-Roberts	Secretary
Stacey Ritter	Director
Katerina Blazek	Director
Vacant	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 –Homeowner**

New owner asked how to get tennis key and construction on balcony for unit 31 if and when is being done.

**Article III. Board Organizational**

a) President – Terrie Rayl  
Vice President – John Lindquist  
Secretary - Marilyn Gottlieb-Roberts  
Treasurer – Wendy Wyss  
Director – Stacey Ritter  
Director – Katerina Blazek  
Director – Vacant

**Article IV. Approval of Minutes**

(a) The Board of Directors reviewed the October 9, 2024 regular board meeting minutes.

Wendy Wyss made a motion to approve October 9, 2024, regular board meeting minutes as submitted. Katerina Blazek seconded the motion and passed.

**Treasurer - No Financials – Tabled for next meeting**

**Section 4.02 Committees**

**(a) Landscape & Large Trees**

(i) Terrie Rayl made a motion to approve Monarch Tree Care Services proposal in the amount of \$17,820 for community tree trimming. John Lindquist seconded the motion and passed.

### **Section 4.03**

- (i) **Lakes –**
- (b) **Architectural -**
  - (i) none
- (c) **Parking –** Committee reported Infiniti 7VZP048 continuously violating parking rules, car to be towed December 5<sup>th</sup>.
- (d) **Pool & Spa**
  - (i) **Pool/fence update –** SCVB is finalizing the door locks

### **Article V.**

#### **Section 5.01 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.
  - (i) **Unit 271 plumbing** - Terrie Rayl made a motion to approve reimburse owner plumbing bill in the amount of \$772.50. Wendy Wyss seconded the motion and passed.

### **Article VI. Unfinished Business**

- (a) **Clubhouse Heater –** tabled
- (b) **CSC Renewal Contract –** Has been finalized and money has been reduced back to \$1.50. Working with vendor on the installation of new machines.
- (c) **Balcony Update –** GB Group has started decks and will continue to end of February.
- (d) **Laundry Room Update-** Will be working with CSC to coordinate installation of new units to paint laundry rooms.
- (e) **Stage 1 Bathroom –** Tabled

### **Article VII. New Business**

- (a) **All Fence Proposal –** Wendy Wyss made a motion to approve All Fence proposal in the amount of \$3,299 for unit #82. John Lindquist seconded the motion and passed.
- (b) **Cintas Repair Proposal –** Terrie Rayl made a motion to approve Cintas proposal in the amount of \$9,662. Wendy Wyss seconded the motion and passed.
- (c) **Cintas Fire Extinguishers -** Terrie Rayl made a motion to approve Cintas proposal in the amount of \$12,363.12. Katerina Blazek seconded the motion and passed.
- (d) **Maintenance Items –** Green Compose Bin missing for trash bin #9.
- (e) **Newsletter Discussion –** Holiday Party December 8<sup>th</sup> 2-5pm

Balcony Project ongoing till end of February  
Break-ins cars – don't leave anything in cars  
Porch thieves  
Scams be aware of phone lady

(f) **Agenda Items** – Capital Improvement list

**Article VIII. Adjournment**

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:09 pm.

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