

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
December 11, 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 7:03pm via Phone/Video Conference:

**Article II. Open Forum – none**

**Article III. Approval of Minutes**

(a) The Board of Directors reviewed November 13, 2024 regular board meeting minutes.

Wendy Wyss made a motion to approve November 13, 2024, regular board meeting minutes as amended. Katerina Blazek seconded the motion and passed.

Remove October financial reviewed

**Treasurer -**

- (i) The Board reviewed the unaudited financials dated October 31, 2024 & November 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 October 31, 2024 & November 30, 2024.
- (iii) Wendy Wyss made a motion to approve opening a 6 month CD in the amount of \$200,000 and a 1 year CD in the amount of \$100,000. John Lindquist seconded the motion and passed.

Management is to wait and open cd's in early January.

**Section 3.02 Committees**

**(a) Landscape & Large Trees**

- (i) Trees are being trimmed

**Section 3.03**

- (i) **Lakes –**
- (b) **Architectural -**
  - (i) Unit 215 – window/door - Approved
  - (ii) Unit 76– window/door - Approved
  - (iii) Unit 253 – Window/door – Approved
  - (iv) Unit 24 – Balcony mesh cover - Denied
- (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 has changed locks and keyed the same as pool.
  - (ii) **Sauna Timer –** Management to check on status

#### **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.
  - (i)

#### **Article V. Unfinished Business**

- (a) **Clubhouse Heater –** Management getting bids.
- (b) **CSC New Equipment –** Management is waiting on status of delivery, once date is given will schedule with painting company.
- (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 for next year

#### **Article VI. New Business**

- (a) **Corporate Transparency Act –** Law has currently been suspended.
- (b) **Capital Improvement List 2025 –**Clubhouse Remodel
  - Sauna Remodel
  - Bathroom Remodel Stage 1 pool
  - Lake Patching
  - Landscaping
  - Tennis Courts

(c) **Maintenance Items –**

Gate 1 fence repair and concrete grinding.

Terrie will order 2 signs for the tennis court, First sign Tennis only, second sign, no pets and will be posted on each door.

(d) **Newsletter Discussion –** Happy Holidays

Christmas Tree discarding

Lock Doors/Car break ins

Package theft

(e) **Agenda Items –** Fill Vacancy

CC&R amendment

**Article VII. Adjournment**

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:04pm.

**C. P. Lakes Association, Board of Directors Approved January 8, 2025**