

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
January 8 2025**

**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**

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 –**

Marilyn would like to help with board projects.

It was reported that the spa jets are not working.

**Article III. Approval of Minutes**

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

John Lindquist made a motion to approve December 11, 2024, regular board meeting minutes as amended. Marilyn Gottlieb-Roberts seconded the motion and passed.

- Section C – change to 2 signs total for tennis court.

**Treasurer - Tabled**

- (i) The Board tabled the unaudited financials dated December 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 December 31, 2024.

Board requested not to put both financials in the board package just put January.

- (iii) Wendy Wyss made a motion to roll over 2 CD's maturing February 13th in the amount of \$100,000 each for 1 year cd's. John Lindquist seconded the motion and passed

**Section 3.02 Committees**

(a) **Landscape & Large Trees**

- (i) Trees are being trimmed

### **Section 3.03**

- (i) **Lakes –**
- (b) **Architectural - none**
- (c) **Parking –** Cars still to be monitoring
- (d) **Pool & Spa –** Spa jets not working pools are both dirty.

### **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. Correct bottom wording and pool opens April 15th
- (c) The Board reviewed incoming and outgoing correspondence.
  - (i)

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

- (a) **Clubhouse Heater –** Management getting bids.
- (b) **CSC New Equipment –** Vendor is asking to get rid of coin operated machines and said this is holding it up.  
Board confirmed that the units need to also be coined operated.
- (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 VI. New Business**

- (a) **Board Vacancy –** Terrie Rayl made a motion to nominate Anna Mendoza to the board as Director at Large. Board seconded the motion and passed.
- (b) **CC&R Amendment –** Terrie Ryal will be speaking with the attorney in regards to amending CC&R's from 75% to 50%+1 for quorum ballot vote.
- (c) **Capital Improvement List 2025 –**Clubhouse Remodel  
Sauna Remodel  
Bathroom Remodel Stage 1 pool  
Lake Patching  
Landscaping  
Tennis Courts
- (d) **Maintenance Items –** gate by unit 1 is still not working

Marilyn Gottlieb-Roberts will work on getting designers for the clubhouse.

- (e) **Newsletter Discussion** – Happy New Years
- (f) **Agenda Items** – same as prior month remove vacancy

**Article VII. Adjournment**

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:51 pm.

**C. P. Lakes Association, Board of Directors Approved February 12, 2025**