

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 12, 2025**

BOARD MEMBERS

Terrie Rayl	President	
John Lindquist	Vice President	
Wendy Wyss	Treasurer	
Marilyn G. Roberts	Secretary	
Stacey Ritter	Director	
Katerina Blazek	Director	
Anna Mendoza	Director	Absent

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 7:07 pm via Phone/Video Conference:

Article II. Open Forum –

Homeowner reported that his pool key didn't work.

Article III. Approval of Minutes

(a) The Board of Directors reviewed January 8, 2025 regular board meeting minutes.

Marilyn G. Roberts made a motion to approve January 8, 2025, regular board meeting minutes as amended. John Lindquist seconded the motion and passed.

* Correct Terrie's name spelling

Treasurer

- (i) The Board tabled the unaudited financials dated December 31, 2024 – January 31, 2025.
- (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 & January 31, 2025.

Section 3.02 Committees

(a) Landscape & Large Trees

- (i) Terrie is working with tree vendor

Section 3.03

(i) Lakes –

(b) Architectural - Unit-117 Dog Fence- Denied

- (c) **Parking** – All violations have been cleared
- (d) **Pool & Spa**
 - (i) **Paradise Pool Proposal** - John Lindquist made a motion to approve the replacement of the spa jet in the amount of \$1,685. Wend Wyss seconded the motion and passed.

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) 257 Request – Dryer rack allowed only in the back. No clothes attached to the building.

Article V. Unfinished Business

- (a) **Balcony Update** – Terrie Rayl made a motion to approve change order to remove roots and relocate gas line by unit 139 in the amount of \$3,123.60. Stacey Ritter seconded the motion and passed
- (b) **Laundry Room Update**- Laundry room needs sloping, have TRP do work and to schedule with painting vendor and CSC to schedule all work to be completed.
- (c) **Clubhouse Heater** – table next meeting
- (d) **Stage 1 Bathroom/clubhouse remodel** – Terrie Rayl made a motion to approve NTE in the amount of \$100,000.00 for the remodel. John Lindquist seconded the motion and passed.

Article VI. New Business

- (a) **PlumbTech Proposal** – John Lindquist made a motion to approve the replacement of the sewer line by laundry room 3 in the amount of \$8,800. Marilyn G. Roberts seconded the motion and passed.
- (b) **Fence Proposal** – Terrie Rayl made a motion to approve All Fence to relocate gate for unit 201 in the amount of \$665.00. John Lindquist seconded the motion and passed.

Katerina Blazek made a motion to approve All Fence to replace fence at unit 85 in the amount of \$2,430.00. Stacey Ritter seconded the motion and passed.

- (c) **CC&R Amendment** –Terrie Rayl is working with the HOA’s attorney.
- (d) **Capital Improvement List 2025** –Clubhouse Remodel
 - Sauna Remodel
 - Bathroom Remodel Stage 1 pool
 - Lake Patching
 - Landscaping
 - Tennis Courts

(e) **Maintenance Items** –Katerina Blazek made a motion to approve Precision Concrete option 2 for trip hazards in the amount of \$13,176.80. Stacey Ritter seconded the motion and passed.

(f) **Newsletter Discussion – Spring Cleaning/No storage under stairs**
New laundry Machines take care of them
Laundry room upgrade in March

(g) **Agenda Items** – Smoking signs

Article VII. Adjournment

(a) There was no further business before the Board and the meeting was unanimously adjourned at 8:37pm.

C. P. Lakes Association, Board of Directors Approved_____