

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

BOARD MEMBERS

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

OTHERS PRESENT

2 Homeowner(s)	CP Lakes Association Homeowners
Tammy Dominguez	Community Management Services, Inc. (CMS)

Article I. Call to Order

(a) Tammy Dominguez called the meeting to order at 7:02pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

(a) The Board of Directors reviewed February 11, 2025 regular board meeting minutes.

John Lindquist made a motion to approve February 11, 2025, regular board meeting minutes as amended. Wendy Wyss seconded the motion and passed.

*correct remove 3.03 as nothing noted

Article IV. Treasurer

- (i) The Board reviewed the unaudited financials dated February 28, 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 February 28, 2025. *Stacey Ritter Abstained
- (iii) Wendy Wyss made a motion to roll over the April 17th CD for \$150,000 for a 1 year CD. Katerina Blazek seconded the motion and passed.

Article V. Committees

(a) Landscape & Large Trees

- (i) **Tree removal proposal-** Wendy Wyss made a motion to approve proposal to remove Pine tree in the amount of \$5,325. Wendy Wyss seconded the motion and passed.
- (ii) Wendy Wyss made a motion to approve Common Ground monthly auto pay for the monthly landscape bill only. Ana Mendoza seconded the motion and passed.

(iii) **Lakes** – nothing to report

- (b) **Architectural** - Unit 245 – Windows - Approved
Unit 180 – Fireplace – Denied
Unit 8- Window - Approved
- (c) **Parking** – John tagged 4 cars and will keep an eye on them.
- (d) **Pool & Spa**
 - (i) **Paradise Letter** – Board reviewed the monthly maintenance increase letter for the pool service.

Article VI. 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 VII. Unfinished Business

- (a) **Balcony Update** –Balcony work is completed for now until next phase.
- (b) **Laundry Room Update**- Laundry room scheduled for March 25th & 26th.
- (c) **Clubhouse Heater** – tabled
- (d) **Stage 1 Bathroom/clubhouse remodel** – tabled

Article VIII. New Business

- (a) **PlumbTech Proposal** –John Lindquist made a motion to approve Plumbtech proposal to replace heater in the amount of \$5,500. Katerina Blazek seconded the motion and passed.

Katerina Blazek made a motion to approve Plumbtech proposal to replace recirculating pump in the amount of \$2,250. John Lindquist seconded the motion and passed

- (b) **CC&R Amendment** –tabled
- (c) **Capital Improvement List 2025** –Clubhouse Remodel
Sauna Remodel
Bathroom Remodel Stage 1 pool
Lake Patching
Landscaping
Tennis Courts
- (d) **Maintenance Items** – Carport is still not fixed follow up with TRP
- (e) **Newsletter Discussion** – Laundry room dates
- (f) **Agenda Items** –

Article IX. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:38pm.

C. P. Lakes Association, Board of Directors Approved _____