

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 9, 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

OTHERS PRESENT

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

Article I. Call to Order

Tammy Dominguez called the meeting to order at 7:00 pm via Phone/Video Conference:

Article II. Open Forum – Homeowner reported that the spa is dirty, lights by the mailbox is out.

Article III. Approval of Minutes

The Board of Directors reviewed March 12, 2025 regular board meeting minutes.

Stacey Ritter made a motion to approve March 12, 2025, regular board meeting minutes as Submitted. Wendy Wyss seconded the motion and passed.

*Terrie Rayl abstained

Article IV. Treasurer

- (i) The Board reviewed the unaudited financials dated March 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 March 31, 2025.

Article V. Committees

Landscape & Large Trees

- (i) **Tree removal proposal**- Terrie Rayl made a motion to approve Monarch tree treatment for the Holly Oaks in the amount of \$5,964. Wendy Wyss seconded the motion and passed.
- (ii) **Lakes** – nothing to report

- (b) **Architectural** - Unit 245 – Windows - Approved
Unit 180 – Fireplace – Denied
Unit 8- Window - Approved
- (c) **Parking** – John is monitoring cars and tagging.
- (d) **Pool & Spa** – Spa needs to be cleaned and water levels are low.

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) **Laundry Room Update-**
Laundry rooms 3&4 are completed and 1&2 will be done in May, waiting on dates from CSC.
- (b) **Clubhouse Heater** – Terrie Rayl will schedule them to come to next meeting to discuss.
- (c) **Stage 1 Bathroom/clubhouse remodel** – tabled

Article VIII. New Business

- (a) **Financial Review** – Wendy Wyss made a motion to approve the financial review report done by the CPA. John Lindquist seconded the motion and passed.
***Stacey Ritter abstained**
- (b) **PlumbTech Proposal** – Terrie Rayl made a motion to approve Plumbtech proposal in the amount of \$8,950 for clubhouse bathroom plumbing re-pipe. Wendy Wyss seconded the motion and passed.
- (c) **Reserve Study Proposal** – Wendy Wyss made a motion to approve the reserve study onsite visit proposal in the amount of \$1,842. Terrie Rayl seconded the motion and passed.
- (d) **Asphalt Proposal** – John Lindquist made a motion to approve Redline proposal in the amount of \$26,411 to do lots F&G. Wendy Wyss seconded the motion and passed.
- (e) **CC&R Amendment** –tabled
- (f) **Capital Improvement List 2025** – Tennis Court Resurfacing
Windscreen
- (g) **Maintenance Items** – Have pool cleaned
- (h) **Newsletter Discussion** – Pool Open
No Pet laundry in washing machine
Laundry Room 1&2 remodeling in May

- (i) **Agenda Items** – Remove Balcony

Article IX. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:25 pm.

C. P. Lakes Association, Board of Directors Approved_____