

**C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
May 14, 2025**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

No 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 –**

Owner reported that people are washing pet items in the machines and causing them to be full of hair.

**Article III. Approval of Minutes**

The Board of Directors reviewed April 9, 2025 regular board meeting minutes.

Wendy Wyss made a motion to approve April 9, 2025, regular board meeting minutes as Submitted. John Lindquist seconded the motion and passed.

\* Katerina Blazek abstained

**Article IV. Treasurer - Tabled add both financials to agenda for next meeting**

- (i) April 30, 2025.
- (ii) Wendy Wyss made a motion to roll over the May 22<sup>nd</sup> CDs for \$150,000 for a 1 year CD and 100,000 for 1 year CD. John Lindquist seconded the motion and passed.

**Article V. Committees**

**Landscape & Large Trees**

- (i) **Tree removal proposal**- Pine tree was removed and Holly Oaks received tree treatment. The vendor cut the wires and we had to have SCVB come and make repairs.
- (ii) **Lakes** – Vendor is donating Koi fish to CP lakes pond.

(b) **Architectural** - Unit 69 – Windows - Pending

(c) **Parking** – John is monitoring cars and tagging.

(d) **Pool & Spa** – It was reported that pool and spa are looking better. Management is to ask vendor what the correct spa levels are.

**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.

- (i) **Homeowner Request** – Owner asked to put bird decals on window to deter birds flying into window. Board denied and recommended putting a white backing curtain.

**Article VII. Unfinished Business**

- (a) **Laundry Room Update**– Scheduled laundry rooms 1&2 will be done May 27<sup>th</sup> – 29<sup>th</sup>. CSC to put machines back on the 30<sup>th</sup>.
- (b) **Clubhouse Heater** – Terrie Rayl will check to see if vendor can come on a different day to discuss the heater.
- (c) **Stage 1 Bathroom/clubhouse remodel** – On hold until Plumbtech traces the lines and does the re-pipe in clubhouse bathroom.
- (d) **CC&R Amendment** –tabled

**Article VIII. New Business**

- (a) **Concrete Proposal** – Terrie Rayl made a motion to approve NTE \$3,924 for concrete replacement. John Lindquist seconded the motion and passed.
- (b) **PlumbTech Proposal** – Terrie Rayl made a motion to approve Plumbtech proposal in the amount of \$9,850.00 for sewer line replacement by unit 98/101. Wendy Wyss seconded the motion and passed.
- (c) **Inspector Of Elector** – Wendy Wyss made a motion to approve Condo Elect Inspector of Electors in the amount of \$3,924.00. Katerina Blazek seconded the motion and passed.
- (d) **Capital Improvement List 2025** – Tennis Court Resurfacing  
Windscreen
- (e) **Maintenance Items** – Wendy Wyss made a motion to approve All Fence proposal in the amount of \$4,450 for unit 226. John Lindquist seconded the motion and passed.

It was reported the washing front loaders are only receiving cold water. Management to contact CSC.

Management to have TRP to check the posts at the end property by central Avenue. 3 sections are leaning.

- (f) **Newsletter Discussion** – Saucer under plants  
No storing by door and stairs  
Bikes are being stolen even on second floors report to police  
No washing pet items in machines

**Article IX.**

- (a) **Agenda Items** – Insurance

**Article X. Adjournment**

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:22pm.

**C. P. Lakes Association, Board of Directors Approved June 11, 2025.**