

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 11, 2025**

BOARD MEMBERS

Terrie Rayl	President	
John Lindquist	Vice President	
Wendy Wyss	Treasurer	
Marilyn G. Roberts	Secretary	
Stacey Ritter	Director	
Katerina Blazek	Director	Absent
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 – none

Article III. Approval of Minutes

The Board of Directors reviewed May 14, 2025 regular board meeting minutes.

Wendy Wyss made a motion to approve May 14, 2025, regular board meeting minutes as amended. Marilyn G. Roberts seconded the motion and passed.

*Terrie Rayl didn't first and second motion

*Correct – owner asked to put a bird decal.

Article IV. Treasurer

- (i) April 30, 2025 & May 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 April 30, 2025 & May 31, 2025.

*Stacey Ritter abstained

- (iii) Wendy Wyss made a motion to roll over the July 3rd CD for \$100,000 for a 1 year CD. John Lindquist seconded the motion and passed.

Article V. Committees

Landscape & Large Trees

- (i) **Tree removal proposal** – Terrie Rayl made a motion to approve Monarch tree proposal to treat tree in the amount of \$440. John Lindquist seconded the motion and passed.
- (b) **Architectural** - Unit 69 – Windows - Approved
- (c) **Parking** – John is monitoring cars and tagging.
- (d) **Pool & Spa** – Pool is looking better.

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 –

Article VII. Unfinished Business

- (a) **Laundry Room Update**- completed
- (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) **Tennis Court Proposal** – Wendy Wyss made a motion to approve Redline proposal in the amount of \$21,237 to redo tennis courts. Terrie Rayl seconded the motion and passed.

Terrie Rayl will be out of town and asked to hold off till after August 6th.

- (b) **Insurance Renewal** – Terrie Rayl made a motion to approve Socher insurance renewal in the amount of \$193,553.08 with Earthquake Insurance pending if we do not receive a better price. John Lindquist seconded the motion and passed.
- (c) **Draft Reserve Study** – Terrie Rayl will review the reserve study and push out some components.
- (d) **Capital Improvement List 2025** – Tennis Court Resurfacing
Windscreen

- (e) **Maintenance Items** – Compost bin is missing at enclosure 8.

John Lindquist made a motion to approve Franz Termite proposal in the amount of \$840 to treat termites at unit #257. Marilyn G. Roberts seconded the motion and passed.

- (f) **Newsletter Discussion** – Balcony & Storage

Article IX.

- (a) **Agenda Items** –

Article X. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:13 pm.

C. P. Lakes Association, Board of Directors Approved_____