

**22 C.P. LAKES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
July 9, 2025**

**BOARD MEMBERS**

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

**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 June 11, 2025 regular board meeting minutes.

Wendy Wyss made a motion to approve June 11, 2025, regular board meeting minutes as submitted. Terrie Rayl seconded the motion and passed.

\*Katerina Blazek abstained

**Article IV. Treasurer**

- (i) June 30, 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 June 30, 2025.

- (iii) Wendy Wyss made a motion to roll over two CD totaling \$150,000 for a 1 year CD that renew in July. Terrie Rayl seconded the motion and passed.

**Article V. Committees**

**Landscape & Large Trees**

- (i) **Tree removal proposal –**
- (b) **Architectural -**
- (c) **Parking –** John is monitoring cars and tagging.
- (d) **Pool & Spa –** Terrie Rayl made a motion to approve replace pool light in the amount of \$985. John Lindquist seconded the motion and passed.

**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 –** Unit 254 reported leak, believes coming from roof. Board advised to cancel roofing company. Unit seems to have no vent and fan causing mold and condensation.

**Article VII. Unfinished Business**

- (a) **Insurance Renewal** – Socher was able to get a reduction in insurance premium by \$11,000.
- (b) **Draft Reserve Study** – Terrie Rayl made a motion the revised draft reserve study. Wendy Wyss seconded the motion and passed.
- (c) **Clubhouse Heater** – Terrie Rayl made a motion to approve heater proposal in the amount of \$28,281.03. John Lindquist seconded the motion and passed.

Work will be scheduled after August when Terrie is back from vacation.

- (d) **Stage 1 Bathroom/clubhouse remodel** – On hold until Plumbtech traces the lines and does the re-pipe in clubhouse bathroom.
- (e) **CC&R Amendment** –tabled

**Article VIII. New Business**

- (a) **Gutter Cleaning** – John Lindquist made a motion to approve Commercial Gutter cleaning proposal in the amount of \$19,600. Katerina Blazek seconded the motion and passed.

1<sup>st</sup> Cleaning – October – Mid/late

2<sup>nd</sup> Cleaning - February

- (b) **Plumbing Proposal** – John Lindquist made a motion to approve Plumbtech proposal in the amount NTE of \$8,000 for bathroom repipe in clubhouse. Katerina Blazek seconded the motion and passed.
- (c) **Xfinity Contract renewal** – Katerina Blazek made a motion to renew Xfinity contract. John Lindquist seconded the motion and passed.
- (d) **Maintenance Items** – Terrie Rayl made a motion to approve PlumbTech proposal for 110 sewer line in the amount of \$8,700. John Lindquist seconded the motion and passed.
- (e) Terrie Rayl made a motion to approve PlumbTech proposal for recirculating pump at building 299 line in the amount of \$5,250. John Lindquist seconded the motion and passed.
- (f) **Newsletter Discussion** – No propping open the laundry room doors  
Mail theft, check mail daily

**Article IX.**

- (a) **Agenda Items** –

**Article X. Adjournment**

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

**C. P. Lakes Association, Board of Directors Approved August 13, 2025**