

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 13, 2025**

BOARD MEMBERS

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

OTHERS PRESENT

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 7:04pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

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

Stacey Ritter made a motion to approve July 9, 2025, regular board meeting minutes as submitted. Katerina Blazek seconded the motion and passed.

Article IV. Treasurer

- (i) July 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 July 31, 2025.
- (iii) Wendy Wyss made a motion to take out \$350,000 from reserves open 1 cd for \$150,000 for 6 months and 2 cds for \$100,000 each for a 1 year CD. Terrie Rayl seconded the motion and passed.

Article V. Committees

Landscape & Large Trees

- (i) **Tree removal proposal** – Holly Oaks have been sprayed. We will have tree trimming proposal for the October meeting.
- (b) **Architectural - none**
- (c) **Parking** – Committee is monitoring cars
- (d) **Pool & Spa** – Terrie Rayl made a motion to approve Paradise Pool proposal for new spa pump in the amount of \$3,939. 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** –

Article VII. Unfinished Business

- (a) **Clubhouse Heater** – Waiting on clubhouse remodel before installing new heater.
- (b) **Stage 1 Bathroom/clubhouse remodel** – On hold until Plumbtech finishes re-pipe model.

Plumbtech will be doing the repipe starting August 18th and water shut off scheduled for August 22nd. Terrie will post notices and management will eblast to owners 1-48 and 161-172 & 291-302.

- (c) **CC&R Amendment** – Terrie Rayl made a motion to give her permission to speak to attorney regarding cc&r amendment. John Lindquist seconded the motion and passed.
- (d) **Benrich Proposals** – Katerina Blazek made a motion to approve Benrich proposal to replace digital controller in the amount of \$2,056.63. John Lindquist seconded the motion and passed.

Board tabled the other proposal until next maintenance.

Article VIII. New Business

- (a) **Budget** – Katerina Blazek made a motion to approve proposed 2nd draft budget as presented with an average of 4.73%. John Lindquist seconded the motion and passed.
- (b) **Termite Proposal** – Wendy Wyss made a motion to approve Franz Termite proposal in the amount of \$600 for unit 184. John Lindquist seconded the motion and passed.
- (c) **Maintenance Items** – Wendy Wyss made a motion to install camera in clubhouse to view front door only. Katerina Blazek seconded the motion and passed.

Terrie will talk to TRP to post pool signs on fence.

- (d) **Newsletter Discussion** – clean machines after use from pet hair
Don't leave clubhouse or prop door open

Article IX.

- (a) **Agenda Items** – Rekeying of community

Article X. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:20pm.

C. P. Lakes Association, Board of Directors Approved September 10, 2025