

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 10, 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

4 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 7:15 pm via Phone/Video Conference:

Article II. Open Forum – Homeowner requested to ask that the tennis court close at 9pm instead of 10pm.

Article III. Approval of Minutes

The Board of Directors reviewed August 13, 2025 regular board meeting minutes.

Wendy Wyss made a motion to approve August 13, 2025, regular board meeting minutes as submitted. Marilyn G. Roberts seconded the motion and passed.

Article IV. Treasurer

- (i) August 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 August 31, 2025.

Article V. Committees

Landscape & Large Trees

- (i) Terrie will be meeting with tree vendor to do the tree site walk.
- (b) **Architectural - Management working to get unit 213 documentation on**
- (c) **Parking** – Committee is monitoring cars
- (d) **Pool & Spa** – Pool heat turns off on October 15th

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) **Pacific Water Art Letter** – Reviewed price increase
- (d) **Homeowner Request**
 - (i) **Plumbing Request** – Terrie Rayl made a motion to approve toilet repair in unit 199 and sheetrock repair in unit 197. Costs are to be billed back to unit 199. John Lindquist seconded the motion and passed.

Article VII. Unfinished Business

- (a) **Clubhouse Heater** – Waiting on clubhouse remodel before installing new heater.

- (b) **Stage 1 Bathroom/clubhouse remodel** – Terrie Rayl and Marilyn met with designers at clubhouse.
- (c) **CC&R Amendment** – We are waiting on attorney feedback, Terrie will reach out again.
- (d) **Benrich Proposals** – tabled

Article VIII. New Business

- (a) **Broiler Proposal** – Tabled until next maintenance cycle in April.
- (b) **Termite Proposal** – no action needed
- (c) **Cintas Annual Hydrant Inspection** – Terrie Rayl made a motion to approve Cintas proposal in the amount of \$4,569. Katerina Blazek seconded the motion and passed.
- (d) **Rekeying the community** – Discussing
- (e) **Capital Improvements** – Tennis Court work is to start 9/15.
- (f) **Maintenance Items** – Sidewalk maintenance needs scheduling

Terrie Rayl made a motion to approve CPR to make repairs to unit 77 NTE in the amount of \$15,000. Wendy Wyss seconded the motion and passed.

- (g) **Newsletter Discussion – Dues Increase**
 - Pool Heat off 10/15
 - Annual Meeting
 - Tennis Re-surface

Article IX.

- (a) **Agenda Items** – Annual Meeting
 - Holiday Party
 - Tennis Hours

Article X. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:43pm.

C. P. Lakes Association, Board of Directors Approved October 8, 2025