

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 8, 2025**

BOARD MEMBERS

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

OTHERS PRESENT

Homeowner(s) CP Lakes Association Homeowners
3 Tammy Dominguez Community Management Services, Inc. (CMS)

Article I. Call to Order

Terrie Rayl called the meeting to order at 7:00 pm via Phone/Video Conference:

Article II. Open Forum –

It was reported that broiler room 1 is not getting hot like it used to.

Article III. Approval of Minutes

The Board of Directors reviewed September 10, 2025 regular board meeting minutes.

Wendy Wyss made a motion to approve September 10, 2025, regular board meeting minutes as submitted. Terrie Rayl seconded the motion and passed.

Wendy Wyss made a motion to close out year end with transferring \$232,856.42 from operating to reserves. Terrie Rayl seconded the motion and passed.

Article IV. Treasurer

- (i) September 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 September 30, 2025.

Article V. Committees

Landscape & Large Trees

- (i) Tree Proposal- Terrie Rayl made a motion to approve Monarch Tree trimming proposal in the amount of \$14,670. John Lindquist seconded the motion and passed.

John Lindquist made a motion to approve Monarch Tree treatment proposal in the amount of \$3,085. Terrie Rayl seconded the motion and passed.

- (b) **Architectural - Unit 213 – Owner in process of getting permits**

- (c) **Parking –** Committee is monitoring 3 cars.

- (d) **Pool & Spa –** Plumbtech installed a new shut off valve and replaced the fill line to pool.

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) **Bike Request – Homeowner request to have old bikes removed. John and Terrie will work on in January.**
 - (ii) **Plumbing Reimbursement Request** – Terrie Rayl made a motion to approve plumbing reimbursement for unit 138 in the amount of \$695. 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** – Terrie Rayl will discuss with attorney on process for the amendment.
- (d) **CPR Proposal unit 77** – Terrie Rayl made a motion to approve CPR proposal to put unit back in the amount of \$11,250. John Lindquist seconded the motion and passed.

Vendor reported there was excess items in the unit and would need storage in order to move all items out to put in carpet.

Article VIII. New Business

- (a) **Board Vacancy** – Terrie Rayl made a motion to nominate Manuel Centeno and Wendy Wyss to fill the vacancy on the board. Katerina Blazek seconded the motion and passed.
- (b) **Tennis Court** – Terrie Rayl made a motion to approve Redline proposal for wind screens in the amount of \$11,283. John Lindquist seconded the motion and passed.

Treasurer – Manuel Centeno
Director at large – Wendy Wyss

Tennis Hours – It was suggested to change the current tennis hours from 8:00am - 10:00pm to 9:00am – 9:00pm.

Board will review current tennis rules to see if any additional changes are needed. Management will add to the agenda for next meeting.

- (c) **Holiday Party – December 7th at 2pm to 5pm**
- (d) **Plumbtech Proposal** – John Lindquist made a motion to approve Plumbtech proposal to replace sewer line from unit 138-141 in the amount of \$21,500. Terrie Rayl seconded the motion and passed.

Terrie Rayl made a motion to approve Plumbtech proposal to replace sewer line by unit 77 in the amount of \$8,800. Terrie Rayl John Lindquist seconded the motion and passed.

Terrie Rayl made a motion to approve Plumbtech proposal to replace sewer line by unit 299 in the amount of \$7,800. Terrie Rayl John Lindquist seconded the motion and passed.
- (e) **Rekeying the community** – Management to get key quotes to replace the clubhouse/tennis key for the total of 325 keys. For pool/laundry get two quotes one for 325 and one for 625.
- (f) **Capital Improvements** – Management waiting on concrete inspection report. Section by unit 153 needs to be done.
- (g) **Maintenance Items** – Sidewalk maintenance scheduling starting Friday, October 10th

- Arrange for Jarret to reach out to Terrie for the pool lights, still having an issue.
- (h) **Newsletter Discussion – Do not leave food out for pets attracts rodent.**

Article IX.

- (a) **Agenda Items** – Tennis Hours
Parking lot signs.

Article X. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:15pm.

C. P. Lakes Association, Board of Directors Approved November 12, 2025