

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 11, 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
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 – none

Article III. Approval of Minutes

The Board of Directors reviewed October 8, 2025 regular board meeting minutes.

Terrie Rayl made a motion to approve October 8, 2025, regular board meeting minutes as amended. Wendy Wyss seconded the motion and passed.

- Add Wendy Wyss being appointed to the board

Article IV. Treasurer

- (i) October 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 October 31, 2025.

Article V. Committees

Landscape & Large Trees

- (i) Tree Proposal- large tree work has been completed. Spraying being done on November 20th and fire blight treatment on March 12th.
- (b) **Architectural - Unit 213 – waiting on permits
Unit 44 – windows – approved
Unit 223 – floor - Approved**
- (c) **Parking** – Committee is monitoring
- (d) **Pool & Spa – closed**

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) Winchester Notification
- (d) **Homeowner Request**
(i) Unit 161 – Patio request-

- (ii) **Plumbing Reimbursement Request unit 15** – John Lindquist made a motion to approve plumbing reimbursement in the amount of \$310 if other complaints were made. Terrie Rayl 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** – tabled
- (d) **Re-keying community** – tabled will resubmit correct proposals

Article VIII. New Business

- (a) **Pond Proposals** – tabled
- (b) **Tennis Court hours**–Terrie Rayl made a motion to approve the updated tennis court rules to be mailed out on legal paper for 28-day comment period. Manuel Centeno seconded the motion and passed.
- (c) **Parking lot signs** – John Lindquist made a motion to approve parking signs option 2 in the amount of \$990 + \$95. John Lindquist seconded the motion and passed.
- (d) **Holiday Party** – **scheduled for December 7th. Setting up Christmas tree December 3rd.**
- (e) **Smoking Signs** – John Lindquist made a motion to approve installing 2 no smoking signs by unit 302 & 204. Marilyn G. Roberts seconded the motion and passed.
- (f) **Concrete Proposal** – Terrie Rayl made a motion to approve option 1 at \$14,923.81 + \$5,031.50 in the amount totaling \$19,995.31. Wendy Wyss seconded the motion and passed.
- (g) **Capital Improvements** –Terrie Rayl made a motion to approve Plumtech proposal in the amount of \$36,500. John Lindquist seconded the motion and passed.
- (h) **Maintenance Items** – Terrie Rayl made a motion to approve Cintas proposal in the amount of \$950.00. John Lindquist seconded the motion and passed.
- (i) **Newsletter Discussion** – Happy Holidays
 - Dues increase
 - Holiday Party
 - Rekeying the community next year
 - Bike locker cleanup in January

Article IX.

- (a) **Agenda Items** – Key proposals
 - Pond proposals

Article X. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:37 .

C. P. Lakes Association, Board of Directors Approved January 14, 2026