

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 11, 2026**

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

2 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 7:01 pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

The Board of Directors reviewed January 14, 2026 regular board meeting minutes.

Terrie Rayl made a motion to approve January 14, 2026, regular board meeting minutes as amended. John Lindquist seconded the motion and passed.

*correct name of landscaper to Common Grounds

Article IV. Treasurer

- (i) January 31, 2026.
- (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 January 31, 2026.
- (iii) **Reserve Investments** – Manuel Centeno made a motion to approve rolling over cd for \$350,00 for 6 month CD, one for 100,000 and one for 250,000 and moving \$250,000 from money market to a 6 month CD. Terrie Rayl seconded the motion and passed.

Article V. Committees

Landscape & Large Trees

- (i) Site walk has been rescheduled
- (b) **Architectural** - Unit 235- electrical Lighting – Approved
- (c) **Parking** – Letter to unit #91 & 228 sent
- (d) **Pool & Spa** – nothing to report

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.
- (d) **Homeowner Request**
 - (i) **Homeowner concerns** -

Article VII. Unfinished Business

- (a) **Clubhouse Heater** – Minisplit system will be installed
- (b) **Stage 1 Bathroom/clubhouse remodel** – Sliding Door to be installed March 31st. CPR will be doing bathroom remodel in March.
- (c) **CC&R Amendment** – Management to get proposal for inspector of elector, documents are ready to be mailed out
- (d) **Re-keying community** – Keys will be completed by end of week. Contact Foster Brother’s to give permission for John Lindquist to pick up.

John will post notices of dates to pick up keys. We will rekey after keys have been issued to owners.

- (e) **Pond status** – waiting on dates of work
- (f)
- (g) **Shower mixit/valves** – Working on finalizing installation, two will be done on Friday, February 13th.
- (h) **Unit 70/CPR Proposal** – John Lindquist made a motion to approve CPR proposal for interior repairs in the amount of \$5,890. Marilyn G. Roberts seconded the motion and passed.

John Lindquist made a motion to approve The GB Group to install siding in the amount of \$2,500. Terrie Rayl seconded the motion and passed.

Article VIII. New Business

- (a) **Stairs/SVB Proposal** - John Lindquist made a motion to approve SVB to install stair brackets in the amount of \$11,300 Wendy Wyss seconded the motion and passed.

- (a) **Capital Improvements – no other items to add**

- (b) **Maintenance Items** – Concrete work needed by 242/244 from sewer line work, have Redline Pavement do the work.

Gutter company blew leaves into landscaping, running across roof.

Check for date of concrete work that was missed, check with vendor.

- (c) **Newsletter Discussion** – Bike locker
Spring clean up
Re-keying of community keys

- (d) **Agenda Items** – Proposal for amendment
Board Appointment

Article II. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:56 pm.

C. P. Lakes Association, Board of Directors Approved _____