

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

BOARD MEMBERS

Terrie Rayl	President
John Lindquist	Vice President
Manuel Centeno	Treasurer
Marilyn G. Roberts	Secretary
Stacey Ritter	Director
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 7:03 pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

The Board of Directors reviewed February 11, 2026 regular board meeting minutes.

Wendy Wyss made a motion to approve February 11, 2026, regular board meeting minutes as amended. Manuel Centeno seconded the motion and passed.

* Stacey Ritter Abstain

*correct location of number of homeowners

Article IV. Treasurer

(i) February 28, 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.

*Stacie Ritter abstained

(iii) **Reserve Investments** – reviewed

Article V. Committees

Landscape & Large Trees

(i)

(b) **Architectural** - Unit 184 - Sliding Door – Approved

(c) **Parking** – John is monitoring

(d) **Pool & Spa** – April 15th pool opens, have pool heat and pool furniture cleaned

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** – Terrie Rayl is working with vendor on installation.

(b) **Stage 1 Bathroom/clubhouse remodel –**

Gym Floor - Terrie Rayl made a motion to approve gym floor in the amount of \$2,274. Manuel Centeno seconded the motion and passed.

Sound Proof wall Gym - Terrie Rayl made a motion to approve proposal in the amount of \$13,961.77. John Lindquist seconded the motion and passed.

Acoustic wall - Terrie Rayl made a motion to approve NTE \$2,000 for sound wall. John Lindquist seconded the motion and passed.

Clubhouse Bathrooms – Wendy Wyss made a motion to CPR Proposal in the amount of \$10,500 to remodel bathrooms. John Lindquist seconded the motion and passed.

Clubhouse remodel - Terrie Rayl made a motion to CPR Proposal in the amount of \$51,030 to remodel clubhouse minus the flooring. Manuel Centeno seconded the motion and passed.

Sauna – Terrie Rayl made a motion to approve proposal to replace sauna benches and put glass door in the amount of \$8,314. Wendy Wyss seconded the motion and passed.

(c) **CC&R Amendment** – Pending need to approval of inspector

(d) **Re-keying community** – John Lindquist is handing out keys

(e) **Biker Lockers** – 20 bikes have been removed – non bikes are not allowed in bike cages.

(f) **Pond status** – Repairs are in progress and waiting on bid for crack repairs and will be putting in new filter.

(g) **Shower mixit/valves** – There are 3 units and will need to have legal letter sent to units 295, 296, and 297.

Article VIII. New Business

(a) **Board Appointment** – Terrie Rayl made a motion to appoint Anna Mendoza to the board. John Lindquist seconded the motion and passed.

(b) **Termite Proposal** – Wendy Wyss made a motion to approve Franz termite treatment for unit 208 in the amount of \$1,160. Terrie Rayl seconded the motion and passed.

(c) **Inspector of Elector** – Management is to get cost to do mail out cc&r Amendment from office.

Terrie Rayl made a motion to approve NTE in the amount of \$2,462 for inspector of elector. John Lindquist seconded the motion and passed.

(d) **Roof Repair** – John Lindquist made a motion to approve Four Seasons Roofing to repair gutter and shingles on roof in the amount of \$1,576.00. Terrie Rayl seconded the motion and passed.

(e) **Capital Improvements – no other items to add**

(a) **Maintenance Items** – Bench be looked to see if can be sand and sealed or needs to be replaced by unit 145.

(b) **Newsletter Discussion – Happy Easter/spring**
Spring cleaning
Pool Opening April 15th

- (c) **Agenda Items** – Bike locker rekeying
Bike Rules

Article II. Adjournment

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

C. P. Lakes Association, Board of Directors Approved April 18, 2026