

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2026**

BOARD MEMBERS

Terrie Rayl	President
John Lindquist	Vice President
Manuel Centeno	Treasurer
Marilyn G. Roberts	Secretary
Stacey Ritter	Director
Wendy Wyss	Director
Ana Mendoza	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 7:01 pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

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

Manuel Centeno made a motion to approve March 11, 2026, regular board meeting minutes as amended. Marilyn G. Roberts seconded the motion and passed.

- Correct spelling of Terrie's name

Article IV. Treasurer

- (i) March 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 March 31, 2026.
- (iii) **Reserve Investments** – Manuel Centeno made a motion to renew \$150,000 plus \$100,000 from the money market to a \$250,000 CD for 6 months. Wendy Wyss seconded the motion and passed.

Article V. Committees

Landscape & Large Trees

- (i) Terrie Rayl made a motion to approve Brightview proposal in the amount \$870.00 to cut back tree roots. Manuel Centeno seconded the motion and passed.
- (ii) Concrete work will be done on Thursday after roots

(b) Architectural - none

(c) Parking – John is monitoring

Section 5.02

(a) Pool & Spa – Pool Opens April 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.

(d) **Homeowner Request**

- (i) **Homeowner concerns** – Concerns of speeding was brought up and if it was possible if speed bumps could be installed in lots A&F. John Lindquist will send map of locations and Management will reach out to see the fire departments requirements.

Homeowner also brought up the 72-hour parking and board discussed and it decided it will remain the same.

- (ii) Complaints received regarding tennis lessons being held onsite, board discussed and tabled to see if stops after rekeying tennis courts.

Article VII. Unfinished Business

(a) **Clubhouse Heater** – Completed

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

Gym Floor – John Lindquist made a motion to approve NTE \$23,465 to install clubhouse flooring. Terrie Rayl seconded the motion and passed.

Sound Proof wall Gym – Work will be starting the week of the 13th.

Bathrooms – Women's bathroom is completed and men's bathroom will be starting.

Clubhouse remodel – In progress

Sauna – Benches and door is being installed.

- (c) **CC&R Amendment** – Estimated cost to be under \$2,000, will work with Terrie Rayl and James Hillman to complete documents to mail.

Schedule inspection date July 8th and have two reminders.

- (d) **Re-keying community** – John Lindquist is handing out keys about 2/3 have been picked up.

- (e) **Biker Lockers** – John Lindquist made a motion to approve NTE \$500 to rekey both bike cages and make 30 keys. Wendy Wyss seconded the motion and passed.

- (f) **Pond status** – Still waiting on proposal

- (g) **Shower mixit/valves** – Units 295 & 296 is scheduled for April 17th to have changed out. Terrie Rayl is still trying to arrange for unit 297 to be done on the 17th also.

Article VIII. New Business

- (a) **Bike Rules** – John Lindquist made a motion to approve bike cage rules with spelling correction. Manuel Centeno seconded the motion and passed.

Management to mail out for 28-day comment period.

(b) **Capital Improvements – remove from agenda**

- (a) **Maintenance Items** – Terrie Rayl made a motion to approve PlumbTech proposal in the amount of \$10,250 to replace extra hot water storage tank. Manuel Centeno seconded the motion and passed.

- (b) John Lindquist made a motion to approve the TRP NTE in the amount of \$1,500 to sand and seal benches in stage 2. If wood is needed to replace use redwood. Manuel Centeno seconded the motion and passed.

- (c) Gate not closing by unit 270

- (d) **Newsletter Discussion** – e-bike charging
Pool opening – no glass, 4 people max
Dues increase

- (e) **Agenda Items** –

Article II. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:27 pm.

C. P. Lakes Association, Board of Directors Approved May 13, 2026