

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 13, 2026**

BOARD MEMBERS

Terrie Rayl	President	
John Lindquist	Vice President	
Manuel Centeno	Treasurer	
Marilyn G. Roberts	Secretary	
Stacey Ritter	Director	Absent
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 7:00 pm via Phone/Video Conference:

Article II. Open Forum – none

Article III. Approval of Minutes

The Board of Directors reviewed April 8, 2026 regular board meeting minutes.

Wendy Wyss made a motion to approve April 8, 2026, regular board meeting minutes as amended. John Lindquist seconded the motion and passed.

VII. B Stage 1 Bathrooms not clubhouse

Article IV. Treasurer

(i) Financials

March 31, 2026 (tabled in April)
April 30, 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 and April 30, 2026.

- (iii) **Reserve Investments** –Terrie Rayl made a motion to renew the 3 CD's renewing in May for \$250, 000 to a CD for 6 months. Manuel Centeno seconded the motion and passed.

Article V. Committees

Landscape & Large Trees

- (i) 2 dead trees need to be removed. Arborist working on.

(b) Architectural -

- (c) **Parking** – John is monitoring and tagged 9 cars.

Section 5.02

(a) Pool & Spa – open

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** – Security concerns - reviewed

Article VII. Unfinished Business

(a) Stage 1 Bathroom/clubhouse remodel

Gym – Terrie Rayl made a motion to approve 360 Fitness Superstore proposal in the amount of \$9,978.85 for gym equipment. John Lindquist seconded the motion and passed.

Bathrooms – completed

Clubhouse remodel – Estimated to be done by June 8th .

Clubhouse has termites, have company contact John or Terrie for locations.

- (b) **CC&R Amendment** – Management to check with Attorney on final process to mail out to homeowners.
- (c) **Re-keying community** – Management has received keys that owners have not picked up.
- (d) **Biker Lockers** – locks have been changed and keys given out.
- (e) **Pond status** – John Lindquist made a motion to approve Pacific Water Arts proposal in the amount of \$18,250 for repairs and pumps to stage 2 upper lake. Terrie Rayl seconded the motion and passed.
- (f) **Shower mixit/valves** – Unit 300 & 302 is scheduled for May 18th to be inspected for having intermittent hot water.

Article VIII. New Business

- (a) **Bike Rules** – Board made changes to bike rules and will circulate to the board for final changes and will be reviewed at next meeting.
- (b) **RV's on Central Rd** - Board discussed no action at this time
- (c) **Termite Proposals** – John Lindquist made a motion to approve Franz Termite proposal in the amount of \$1,200 for spot treatment. Terrie Rayl seconded the motion and passed.
- (d) **Maintenance items** – Check with Plumbtech oh hydro flushing the drains and to remove their plywood and cone by unit 141.
- (e) **Newsletter Discussion – speed bumps**
Clubhouse scheduled for June
- (f) **Agenda Items – Clubhouse Rules**
Speed bumps A&F
Bike Rules
Annual/Inspector of elections

Article I. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:21 pm.

C. P. Lakes Association Board of Directors Approved June 10, 2026