

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 10, 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 7:02 pm via Phone/Video Conference:

Article II. Open Forum – Susan Dunn asked when the pond will be done.

Article III. Approval of Minutes

The Board of Directors reviewed May 13, 2026 regular board meeting minutes.

Wendy Wyss made a motion to approve May 13, 2026, regular board meeting minutes as submitted. Manuel Centeno seconded the motion and passed.

Treasurer

(i) Financials

(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 May 31, 2026.

(iii) **Reserve Investments** – Manuel Centeno made a motion to renew the CD renewing July 2nd in amount of \$100,000 plus adding \$50,000 from money market for \$150,000 to a CD for 6 months. Terrie Rayl seconded the motion and passed.

Article IV. Committees

Landscape & Large Trees

(i) Terrie Rayl made a motion to approve Monarch tree removal in the amount of \$1,625. John Lindquist seconded the motion and passed.

(b) **Architectural - none**

(c) **Parking** – One car resolved and 4 final notices posted.

Section 4.02

(a) **Pool & Spa – open**

Article V. 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** – Letter written regarding unhappy service and mailbox not working.

Article VI. Unfinished Business

- (a) **Clubhouse remodel** – completed
- (b) **CC&R Amendment** – Correction of letter to cast make the ballot due August 10th by 5pm and ballot counting date August 12th at 7pm.
- (c) **Pond status** –John Lindquist made a motion to approve Pacific Water Art proposal in the amount of \$8,880. Terrie Rayl seconded the motion and passed.
- (d) **Shower mixit/valves** – Plumbtech is waiting on bigger recirculating pump to be installed.
- (e) **Bike Rules** – John Lindquist made a motion to approve bike rules as is to mailed for 28 day comment. Manuel Centeno seconded the motion and passed.

Article VII. New Business

- (a) **Insurance Renewal** – Terrie Rayl made a motion to approve Socher Insurance renewal for insurance Premium in the amount of \$120,714.00 and Earthquake insurance in the amount of \$65,799.78. John Lindquist seconded the motion and passed.
- (b) **Management Renewal** - tabled for new budget cycle
- (c) **Inspector of Elector** – Terrie Rayl made a motion to approve Condo Elects as the inspector of Elector in the amount of \$3,141.56. Manuel Centeno seconded the motion and passed.

Annual Meeting is set for September 9th .

- (d) **Benrich Proposal** –Terrie Rayl made a motion to approve Benrich proposal in the amount of \$2,156.56. Manuel Centeno seconded the motion and passed.
- (e) **Speed bump Survey** – Board will finalize and resubmit for July board meeting.
- (f) **Clubhouse Rules** – Terrie Rayl, Manuel Centeno and Marlyn Roberts will be part of the clubhouse committee to develop new rules.
- (g) **Termite proposal** - Terrie Rayl made a motion to approve Franz Termite proposal in the amount of \$2,250 to do spot treatment in the clubhouse. Manuel Centeno seconded the motion and passed.

Have SVB schedule with Terrie Rayl for clubhouse dry rot repairs.

- (h) **Maintenance items** – John Lindquist is working on getting the remaining locks fixed.

Gazebo has dry rot

- (i) **Newsletter Discussion** – Go to website for community information
New heater/AC Do not open windows or bring fans
Thank Terrie for hard work on clubhouse
- (j) **Agenda Items – Budget**

Article I. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 8:40 pm.

C. P. Lakes Association, Board of Directors Approved July 8, 2026