

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

BOARD MEMBERS

Terrie Rayl	President	
John Lindquist	Vice President	
Manuel Centeno	Treasurer	Absent
Marilyn G. Roberts	Secretary	
Stacey Ritter	Director	Absent
Wendy Wyss	Director	
Ana Mendoza	Director	

OTHERS PRESENT

1 Homeowner(s) – Ian Newbury	CP Lakes Association Homeowners
Tammy Dominguez - Absent	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 – Ian Newbury attended. People from across the street are coming over to smoke on our property. He wants us to put up a No Smoking sign near Central Ave. and the mailbox on the street, however the sign should be on our property.

Article III. Approval of Minutes

The Board of Directors reviewed June 10, 2026 regular board meeting minutes.

Ana Mendoza made a motion to approve June 10, 2026, regular board meeting minutes as submitted. Wendy Wyss seconded the motion and it passed.

Treasurer

- (i) Financials (tabled) – Bill is on Vacation and we will vote on the financials with the budget at the next board meeting.
- (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 June 30, 2026. – **Does not apply**
- (iii) **Reserve Investments** – Wendy Wyss made a motion to renew the CDs renewing July 23rd in the amount of \$250,000 for one year and the CD for July 30th in the amount of \$150,000 for six months. John Lindquist seconded the motion and it passed.

7/23/2026	6 Month	Primary Bank	CDARS CD Placement	3.40%	143,000.00
7/23/2026	6 Month	Western Alliance Bank	CDARS CD Placement	3.40%	107,000.00
7/30/2026	1 Year	Ponce Bank	CDARS CD Placement	3.90%	150,000.00

**Article IV. Committees
Landscape & Large Trees**

- (i) Proposal for \$400.00 to take down a broken Canary Island Pine branch. A Motion was made by Terrie Rayl and seconded by Marilyn Roberts. Motion passed.
- (ii) **Waiting to hear from Monarch about when they will do the work that was approved last month.**

(b) **Architectural - none**

(c) **Parking** – The car in lot H has been taken care of.

Section 4.02

- (a) **Pool & Spa** – Someone has been putting bubbles in the spa.

Article V. Manager

- (a) Board reviewed the work orders received over the last 30 plus days.
- (b) The Board reviewed the annual working calendar. **Need gutter cleaning proposal.**
- (c) The Board reviewed incoming and outgoing correspondence.
- (d) **Homeowner Request**
 - (i) **Homeowner concerns - none**

Article VI. Unfinished Business

- (a) **Clubhouse remodel** – completed and can come off the agenda.
- (b) **CC&R Amendment** – Ballot mailed out and due August 10th by 5pm and ballot counting date August 12th at 7pm.

(c) **Pond status** – Waiting for Pacific Water Art to hook up the wiring for the new filter system at the clubhouse. Everything else is completed for that pond. Still waiting on the new pump and filter for the upper lake system at Stage 2.

- (d) **Bike Rules** – Management received no feedback for changes.

John Lindquist made a motion to send out the bike rules as amended for the 28 Day Review. Ana Mendoza seconded and it passed.

- (e) **Deck 268** - Wendy Wyss made a motion to The GB group proposal in the amount of \$7,766.64. Terrie Rayl seconded the motion and passed. They will need to use **TimberTech Dark Roast** not Trex since that is the new color that was selected during the last balcony repair cycle since the Trex color was discontinued.

Article VII. New Business

- (a) **Draft Budget** – Budget meeting scheduled for July 14th at 2pm.
- (b) **Speed Bumps A&F Survey** – Terrie Rayl made a motion that the speed bump survey get sent out to the following units for their input. For Lot A – units 213 – 278 and for Lot F – units 1 – 88. Wendy Wyss seconded the motion and it passed.
- (c) **Clubhouse Rules – the committee is starting to review.**
- (d) **Termite proposal** – Wendy Wyss made a motion to approve Franz Termite proposal in the amount of \$ 840.00 to do spot treatment in the unit of 135. Terrie Rayl seconded the motion and it passed.
- (e) **Plumbing Proposal Unit 93** - Wendy Wyss made a motion to approve the PlumbTech proposal in the amount of \$8,500.00 to run 25 ft. of lateral line to the main sewer line at unit 93, including repairing the concrete. John Lindquist seconded the motion and passed.
- (f) **Security** – Terrie Rayl wants Management to call our security company and have them come through our property at least one time after 1pm at night. It seems that they come between 5 – 8pm and then 10 – 1pm. We are having a lot of problems with people doing illegal dumping into our dumpsters. It seems to be happening on Wednesday and Thursday nights. The dumpsters being hit are 1, 3 and 10.

- (g) **Financial Statement Review:** Terrie Rayl made a motion to approve Van Sloten & Laranang financial review in the amount of \$1805. Marilyn Roberts seconded the motion and passed.
- (h) **Maintenance items** – Benrich has not come out yet to install the new roof vent at Boiler Room 1.
- (i) Met with Silicon Valley Group to go over soffit work that needs to happen and am waiting for a proposal from them. We should approve the other part of the Franz termite work at the next board meeting so that we can have both done together.
- (j) **Newsletter Discussion** –
Remember to return your vote for the CC&R amendment.
Use a towel in the sauna to sit on and under your feet – keep the new benches clean.
Do not put bubbles in the spa
Close the compost bins – they are attracting skunks to our property
Check out the website at www.cplakes.org and look under news/events for the latest on the community, we are still looking for people to become CERT trained – if you are interested send John an email.
- (k) **Agenda Items – no new items.**

Article I. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:55pm.

C. P. Lakes Association, Board of Directors Approved August 12, 2026