

**C.P. LAKES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 12, 2026**

BOARD MEMBERS

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

OTHERS PRESENT

1 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 7:00PM via Phone/Video Conference:

Article II. Open Forum –

Homeowner brought up concern regarding barbecue pits in the community.

Article III. Approval of Minutes

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

Manuel Centeno made a motion to approve July 8, 2026, regular board meeting minutes as submitted. Ana Mendoza seconded the motion and it passed.

Treasurer

- (i) Financials June 30, 2026 – July 3, 2026 unaudited 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 June 30, 2026 and July 31, 2026.
- (iii) **Reserve Investments** – Terrie Rayl made a motion to renew the CDs in August renewing totaling in the amount of \$800,000. Put \$300,000 in a 3 month cd and \$ 500,000 for 6 months cd. Wendy Wyss seconded the motion and it passed.

Article IV. Committees

Landscape & Large Trees

- (i) Monarch removed the small tree per quote
- (b) **Architectural** - Unit 146 – Bathroom Remodel - Approved
- (c) **Parking** – none
- (d) **Pool & Spa** – Management to call to have the heat checked, reports of it being cold.

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** – Homeowner brought concerns regarding the curbs/bollard. Which are the areas of concerns.

Article VI. Unfinished Business

- (a) **CC&R Amendment** – Quorum was not met, received 91 ballots. Next date September 9th at 7pm.
Eblast through CINC and in newsletter
- (b) **Pond status** – Terrie working with vendor on getting the work completed.
- (c) **Bike Rules** – Terrie Rayl made a motion to approve bike rules as is with approve date August 12, 2026. Manuel Centeno seconded the motion and it passed.

Article VII. New Business

- (a) **Draft Budget** – Wendy Wyss made a motion to approve draft budget 4. Manuel Centeno seconded the motion and it passed.
- (b) **Speed Bumps A&F Survey** – tabled till September meeting
- (c) **Clubhouse Rules** - tabled till November meeting
- (d) **Termite proposal** – Terrie Rayl made a motion to approve Franz Termite proposal for unit 300 for spot treatment in the amount of \$1,060. Manuel Centeno seconded the motion and it passed.
- (e) **Plumbing Proposal – Management is waiting on proposals for the following:**
 - 1. Digging to find shut off valve
 - 2. Installing large recirculating pump by unit #29
 - 3. Sewer main line by building 1-20
 - 4. By building 4 , laundry room 3 and washer 3 is leaking to the exterior on concrete
- (f) **Security** – Contact Allied Security to change hours of site patrols as follows:

1st visit – 10:00am – 1:00am
2nd visit – 2:00am – 5:00am
- (g) **Maintenance items – no new items**
- (h) **Newsletter Discussion** – Barbecue grill
CC&R ballot reminder
Election ballot Reminder
New budget for due changes/if dollar amount inputted then you need to update
- (i) **Agenda Items** – Speed Humps
Barbecue Grill
Election
Clubhouse termite/wood

Article I. Adjournment

- (a) There was no further business before the Board and the meeting was unanimously adjourned at 7:58pm.

C. P. Lakes Association, Board of Directors Approved September 9, 2026