

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 12, 2006**

**BOARD MEMBERS**

Linda Masuda	President
Irv McKnight	Vice President
Denley Rafferty	Secretary (absent)
Barbara Boyington	Treasurer
Wendy Wyss	Director
Terrie Rayl	Director
Jack Seehusen	Director

**OTHERS PRESENT**

John Martin	Unit 245
Erik Gaderlund	Unit 27
Dorothy Guaraglia	Unit 276
Roza Leyderman	Unit 284
John Lorgunred	Guest

**ITEM I - Call to Order**

The meeting was called to order at 7:00 p.m.

**ITEM II - Open Forum**

Dorothy Guaraglia complained about the green stuff on the lake and was advised that it is duckweed. It must be totally removed or it will grow back.

Roza Leyderman complained about an underpowered sprinkler and that the unit above hers is a mess and that it has leaked into her unit three times in both bathrooms. She stated that one of the bathroom ceilings must be totally replaced at a cost of \$450. She said that the Association's plumber had installed the shower cartridge upside down causing it to leak and had taken it apart invalidating the warranty. She also stated that more dirt is needed in front of her unit.

It was agreed to put an article in the Newsletter regarding how to get the water shut off for interior plumbing work.

Erik Gaderlund advised the board that he was unable to receive a signal from the roof of his building so has had Comcast service initiated.

**ITEM III - Approval of Minutes**

The Minutes of the June 14, 2006, Board Meeting were approved.

**ITEM IV - Committee Reports**

Landscape

The next walk through is scheduled for August 8, 2006, at 6:00 p.m. It was agreed to determine if there was another date when more board members would be available.

The Manager provided two bids for landscape maintenance and to ask the current landscaper for a proposal.

Architectural

Terrie Rayl reported that the retractable screen door, from Home Depot for about \$150, was approved by the Committee.

Terrie Rayl reported on conversations with a plumber that the 2" pipes going to tubs, toilets and kitchens drain into a 4" pipe which goes into a 6" sewer line. Large volumes of water going through at the same time, together with the roots from the mature trees at the complex could lead to very serious back-ups for the lower units which could be flooded. More data is being collected on this subject.

Pool gates were discussed. The Manager was asked to obtain a bid on wrought iron fences that meet code requirements. In the meantime, it was moved by Jack Seeheusen, seconded and carried unanimously that the proposal of The Repair People for the addition of mesh to match existing on eight gates for the sum of \$2,448.56, be approved. Further moved, seconded and carried unanimously that the proposal of The Repair People to remove the wooden gate by unit 147 and replace the existing fence section with a metal gate, for the sum of \$2,167.21 plus the additional cost of adding back the wood on the exterior, be approved.

The Manager was asked to get bids on repairing the cracks in the middle of the streets, especially those on either side of the tennis courts.

ITEM V - Manager's Report

Financial

The financials for the period ending June 30, 2006, were read and approved.

The Delinquency Report was reviewed by the Board.

A third draft Budget was distributed to the Finance Committee.

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI - Old Business

ITEM VII – New Business

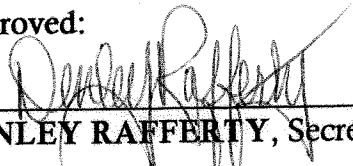
Bids for solar heating the pool were reviewed. The Manager was asked to invite South Bay Solar to the next meeting to clarify various items of the bid.

Termites were discussed. It was restated that any treatment inside the walls is the Association responsibility but any inspection fee is the homeowner's responsibility. It was moved by Irv McKnight, seconded and carried unanimously that the Association authorize the treatment by Thrasher Termite in the bedroom walls of Unit 237 for the sum of \$795.

ITEM IV - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:15 p.m.

Approved:

  
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DENLEY RAFFERTY, Secretary

  
\_\_\_\_\_  
Date