

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

August 9, 2006, 2006

**BOARD MEMBERS**

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

**OTHERS PRESENT**

John Martin	Unit 245
David Everhart	Unit 14
Marge Ryan	Unit 10

**ITEM I - Call to Order**

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

**ITEM II - Open Forum**

Marge Ryan thanked the Board for putting on the safety program, as did David Everhart who also reported that his water was only luke warm. The Manager will have this taken care of.

**GUEST** – Randy Sanders of South Bay Solar, attended the meeting to make a presentation on installing solar collectors at Stage 1 pool. He pointed out that there is a lot of shade at the Stage 2 pool which would lead him to not recommend a solar installation for heating that pool. For the Stage 1 pool, the solar pump would be installed in the pump room. He said that the ground is too cool and the days too short for the solar system to be cost effective in the winter.

It was moved by Wendy Wyss, seconded and carried unanimously that the proposal of South Bay Solar to install Sun Coil solar collectors, a solar control with sensors, a pump and piping at the Stage 1 pool for the sum of \$10,553.57, be accepted.

**ITEM III - Approval of Minutes**

The Minutes of the July 12, 2006, Board Meeting were approved.

**ITEM IV - Committee Reports**

**Landscape**

The next walk through is scheduled for September 11, 2006, at 6:00 p.m.

Architectural

*difficult* Terrie Rayl said that the research done by the committee points to washers and dryers being impossible to install in individual units without problems. Tree roots and inadequate drainage are two of the problems encountered.

ITEM V - Manager's Report

Financial

The financials for the period ending July 31, 2006, were read and approved.

The Delinquency Report was reviewed by the Board.

It was moved by Barbara Boyington, seconded and carried unanimously that the Budget for 2006-2007 with a monthly average per unit per month assessment of \$332.02, be approved.

Correspondence

The correspondence written since the last meeting was reviewed. The Manager was asked to respond to one unit that all the decks have gaps in them and debris from upstairs is a common problem. Neighbors have learned to coordinate their cleaning schedules.

ITEM VI - Old Business

The annual meeting and election rules draft was reviewed and edited and will be returned to counsel for finalizing.

It was agreed to poll the membership to determine the preference for \$25 million coverage for an annual premium of \$158,403.47 (\$43.71 per unit per month) or \$5 million coverage for about \$12 per month per unit less.

ITEM VII - New Business

It was moved by Terrie Rayl, seconded and carried unanimously that the Authorization to record Notice of Default for APN 158-46-226, be signed.

The Board adjourned to executive session for a hearing on a violation. It was decided to fine the homeowner \$100 for failing to respond.

It was agreed to hold the September meeting on September 20, 2006, to accommodate the Manager's vacation schedule.

ITEM IV - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:50 p.m.

Approved:

  
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DENLEY RAFFERTY, Secretary

20 September 2006  
Date