

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

September 30, 2006

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BOARD MEMBERS

Linda Masuda	President
Irv McKnight	Vice President
Denley Rafferty	Secretary
Barbara Boyington	Treasurer
Wendy Wyss	Director (absent) <i>by phone</i>
Terrie Rayl	Director
Jack Seehusen	Director (absent)

OTHERS PRESENT

John Martin	Unit 245
Marge Ryan	Unit 10
Bruce Jewitt	
Jim Cowing	Unit 172

ITEM I - Call to Order

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

ITEM II - Open Forum

Bruce Jewitt was introduced as a new homeowner at the complex and he has agreed to be the webmaster for the website of the Association.

Jim Cowing asked about the status of the gutters. He also noted that Google is installing wireless access on top of local light poles. It would benefit residents at the complex if the light poles at the tennis court were utilized. At the request of the Board, he agreed to represent the HOA in discussions with Google.

Marge Ryan reported that the water in her unit is still not hot.

ITEM III - Approval of Minutes

The Minutes of the August 9, 2006, Board Meeting were approved.

ITEM IV - Committee Reports

Landscape

The next walk through is scheduled for October 9, 2006, at 6:00 p.m.

Architectural

A proposal from CalVac to adjust the concrete outside Unit 10 was reviewed. It was agreed to ask them to meet with the resident at Unit 10 to confirm the scope of work is in the location where the ponding occurs.

Terrie Rayl reported that the Committee has reviewed the application for new windows at Unit 174. The application has not been approved because the windows both upstairs and down need to be done at the same time. The Committee is working with the homeowner.

The Manager was asked to have Dan Poe check the deck at 172.

Landscape

Terrie Rayl reported that the trees should be trimmed in late October and she recommends that the roofs be cleaned in January. The Committee is looking for recommendations for suitable trees to replace those that are dying.

ITEM V - Manager's Report

Financial

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

The Delinquency Report was reviewed by the Board.

It was moved by Linda Masuda, seconded and carried unanimously that, having reviewed the advisory poll by homeowners, the Association continue \$25 million coverage of earthquake insurance.

The Manager was asked to forward a copy of the August 14, 2006, Reserve Analysis to each board member for review.

It was moved by Irv McKnight, seconded and carried unanimously that the proposal of Troy Van Sloten, CPA, to prepare year end financials and an audit for the sum of \$1,350, be accepted.

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI - Old Business

It was agreed to mail out the proposed election rules for comment by homeowners. The Manager was asked to create a cover letter to go with the mail-out.

The Manager was asked to follow up with Earth Energy on a proposal for lake maintenance and to follow up with Pacific Water Art on proposals for a filter system and biofilter.

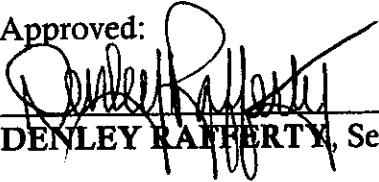
ITEM VII - New Business

After discussion, it was moved by Linda Masuda, seconded and carried unanimously that the proposal of Silicon Valley Builders Group to replace the deck at 204 for the sum of \$3,245.00.

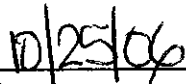
ITEM IV - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:35 p.m.

Approved:



DENLEY RAFFERTY, Secretary



Date