

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2006**

BOARD MEMBERS

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

OTHERS PRESENT

John Martin	Unit 245
Don Anderson	Unit 227
Joe DeBode	Unit 260
Eliana Vasquez	Unit 131

ITEM I - Call to Order

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

ITEM II - Open Forum

Don Anderson asked about the earthquake advisory vote and was advised that the majority of those who voted, wished to maintain the \$25 million of coverage.

Joe DeBode reported on a POD in the parking lot, and someone turning off the water without giving notice.

Eliana Vasquez attended the meeting to see if there was any discussion on the voting rules. There was no comment from any attendees.

ITEM III - Approval of Minutes

The Minutes of the September 20, 2006, Board Meeting were approved.

ITEM IV - Committee Reports

Landscape

The next walk through is scheduled for November 4, 2006, at 9:00 a.m. The Manager was asked to have the gardener put away the pool umbrellas but to leave out the other pool furniture.

Architectural

There was no additional information regarding the windows at 174.

It was moved by Linda Masuda, seconded and carried unanimously that The Repair People be directed to install a gate at location "J", similar to the one at location "A", for the approximate sum of \$2,167.21.

It was agreed to ask The Repair People to repair the fence at unit 22 or, if it will cost in excess of \$500, to submit a proposal.

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.

November

ITEM V - Manager's Report

Financial

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

The Delinquency Report was reviewed by the Board.

The Reserve Study version 1 having been reviewed by the Finance Committee, the Manager was asked to contact Murray Joseph to determine whether replacing the front doors could be listed on an "as needed" basis rather than all at once. She was asked to review the files to determine whether the Association has a policy of whose responsibility it is to replace the storage doors. There was discussion as to whether the Association plans to actually replace the asphalt rather than repair and maintain it as needed.

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI - Old Business

It was moved by Irv McKnight, seconded and carried unanimously that the election rules as mailed out to the homeowners for comment, be adopted.

It was moved by Irv McKnight, seconded and carried unanimously that Marge Ryan, homeowner, be appointed as Inspector of Elections.

It was moved by Irv McKnight, seconded and carried unanimously that the proposal of CalVac Paving to remove concrete in front of unit 10 and relevel and repave it for the sum of \$6,410, be accepted.

It was moved by Linda Masuda, seconded and carried unanimously that the proposal of Alliance Property Services to pressure wash all the walkways, stairs, pool decks and

landings, for the sum of \$5,900, be accepted. The Manager was asked to request a price for the individual downstairs back patios.

ITEM VII – New Business

There was extensive discussion regarding the parking rules. It was agreed to add the language "*Any exceptions to these rules must have prior approval from the Board*". It was further moved, seconded and carried unanimously that a rule be added that provides for no storage units permitted on the premises.

It was moved by Linda Masuda, seconded and carried unanimously that the Management Contract with Community Management Services, Inc. for the 2006-2007 year at the sum of \$4,484 per the budget, with no increase, be accepted.

The Manager was asked to write to unit 273 to remove their POD from the parking lot.

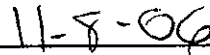
ITEM IV - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:05 p.m.

Approved:



DENLEY RAFFERTY, Secretary



Date