

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 9, 2008**

**BOARD MEMBERS**

Terrie Rayl	President
Barbara Boyington	Vice President
Denley Rafferty	Secretary
Wendy Wyss	Treasurer
Judy Polatchek	Director
Jim Cowing	Director
Margery Ryan	Director

**OTHERS PRESENT**

Alfredo Echauri	Community Management Services
Jed Beach	Member
Sally Fox	Member
Patti Powell	Member

**Open Forum**

Jed Beach - Requested for approval to remove the tile with replacement of hardwood floor. The board approved the installation, but recommended thicker underlayment to reduce the noise. The acoustic measurement of the underlayment should be IC 50.

Sally Fox - Had concerns about the laundry mat glass door not being able to lock in laundry room #2. Security of the laundry room areas was also a concern, she believes people are stealing garments.

Patti Powell - Requested for her roof to be replaced.

**ITEM I - Call to Order**

The meeting was called to order at 6:58 pm

**ITEM II - Approval of Minutes**

It was moved, seconded and carried unanimously that the Minutes of the December 12, 2007 Board Meeting be approved with suggested changes.

**ITEM III - Approval of Financials**

The financials for the period ending December 31, 2007, were approved.

1. The Board would like for management to confirm increase for Landscape contract 2007-2008.
2. The Board requests that the North County / Utah Bank CD be rolled over for another 12 months.

#### **ITEM IV - Committee Reports**

##### Landscape

The next walk through is scheduled for February 9, 2008. The bidding process for the planting for the newly designed landscape will begin in January of 2008.

##### Architectural

- The Board would like for a workorder to be entered to have all of the ponding water removed from the flat roofs.
- The Board would like for a workorder to be entered for the replacement of washing machine #446 in laundry room #1.
- The Board would like to get the date for completion on the mix it valve replacement for units #61, #62.
- Marge Ryan makes the motion to accept the roofing proposal not to exceed \$40,000.00, seconded by Terrie Rayl. **Passed.**

#### **ITEM IV - Manager's Report**

##### Correspondence

The correspondence written since the last meeting was reviewed.

##### Calendar

February meeting will take place on February 13<sup>th</sup> as scheduled.

#### **ITEM V - Old Business**

Executive Session -

Board approves for board president to be set as the contact with attorney.

Board reviewed the delinquency ending December 31, 2007. Approves the notice of trustee sale.

#### **ITEM VI - New Business**

There were no new business items to discuss

**ITEM VII - Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

Approved:

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**DENLEY RAFFERTY, Secretary**

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Date