

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 10, 2007**

BOARD MEMBERS

Terrie Rayl	President
Irv McKnight	Vice President
Denley Rafferty	Secretary
Barbara Boyington	Treasurer
Wendy Wyss	Director
Jim Cowing	Director
Jack Seehusen	Director

OTHERS PRESENT

David Rush	Unit 130
Joe DeBode	Unit 260
John Martin	Unit 245

ITEM I - Call to Order

The meeting was called to order at 7:40 p.m. after the reconvened membership meeting.

ITEM II - Election of Officers

Following discussion, the officers were elected as follows:

Terrie Rayl	President
Irv McKnight	Vice President
Denley Rafferty	Secretary
Barbara Boyington	Treasurer
Wendy Wyss	Director
Jim Cowing	Director
Jack Seehusen	Director

Signature cards were signed by the first four officers listed above.

ITEM III - Approval of Minutes

The Minutes of the December 13, 2006, Board Meeting were approved.

ITEM IV – Committee Reports

Landscape

The next walk through is scheduled for February 10, 2007, at 9:00 a.m. The Committee plans to meet to discuss replanting. They are working with an arborist regarding tree removal.

Architectural

The Manager was asked to have Silicon Valley Builders revise their bid to include only the stair stringers.

The proposals for work on the lakes was put on hold.

ITEM V – Manager’s Report

Financial

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

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI – Old Business

There was no old business brought before the Board.

ITEM VII – New Business

The Manager was asked to send a preliminary letter to units 253–270 regarding tenting for termites.

Terrie Rayl announced that she would like to form an earthquake insurance committee, come up with a protocol for washers and dryers, correct the problems with boilers, continue the landscaping upgrades, continue with the roof replacement, and start having block parties to enhance communication among neighbors.

ITEM IV – Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:45 p.m.

Approved:

DENLEY RAFFERTY, Secretary

Date