

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 14, 2007**

BOARD MEMBERS

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

OTHERS PRESENT

John Martin	Unit 245
Patti Powell	

Open Forum

Patti Powell reported that several of the gates need adjusting.

ITEM I - Call to Order

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

ITEM II - Approval of Minutes

It was moved, seconded and carried unanimously that the Minutes of the February 14, 2007, Board Meeting be approved.

ITEM III - Approval of Financials

The financials for the period ending February 28, 2007, were approved. No action was required on the Delinquency Report.

The notification of an increase in the pool maintenance contract beginning April 1, from \$462 to \$508 per month, was acknowledged.

It was agreed to purchase a 15 month CD for \$50,000 if available or, if not, a 12-month CD.

ITEM IV – Committee Reports

Landscape

The next walk through is scheduled for April 9, 2007, at 6:00 p.m. There has been no response from the City regarding tree replacement.

It was moved by Wendy Wyss, seconded and carried unanimously, that the proposal of Bullene Landscape Maintenance, to install 311 feet of walkway made of Dessert Gold stone with new bender board edging, for the sum of \$7,500, be approved subject to the inspection of a similar walkway at an adjacent complex by the Landscape Committee.

Architectural

It was agreed that there will be a siding repair project immediately before the next scheduled painting.

Plumbing

The Board met with the engineer to review his findings. It was moved by Terrie Rayle, seconded and carried unanimously that James Taylor be hired and directed to meet with at least one homeowner regarding her hot water issues, and to use infrared equipment to trace the pipes from laundry room 1 and to check a possible leak. It was further moved by Irv McKnight, seconded and carried unanimously that James Taylor be authorized to purchase instrumentation for the Association to evaluate the operation of the boiler systems, including software, for a not to exceed sum of \$1,000.

ITEM V – Manager’s Report

Correspondence

The correspondence written since the last meeting was reviewed.

Calendar

It was agreed to ask Four Seasons which three buildings are in most need of a new roof and request a proposal.

It was agreed to schedule a discussion of an article regarding earthquake insurance, at the next meeting.

It was agreed to have the pool heat turned on April 15.

ITEM VI – Old Business

After discussion, it was moved by Wendy Wyss, seconded and carried unanimously that the proposal of Drain Works Plumbing, to install a new pump next to unit 237, for the sum of \$1,010, including labor, be accepted.

It was agreed to submit a contract with change orders for deck repairs to Dan Poe for review and approval and to have Silicon Valley Builders stop all work not previously approved by Dan Poe.

ITEM VII – New Business

The Manager was asked to request a proposal for an insurance appraiser.

Terrie Rayl announced that she is moving forward with appointment of block leaders.

The Manager distributed information on the ECHO seminar scheduled for June 2.

ITEM IV – Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.

Approved:

DENLEY RAFFERTY, Secretary

Date