

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 11, 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
Margery Ryan	Unit 10
Sally Fox	Unit 137
Cindy Scundi	Unit 236

**Open Forum**

Margery Ryan asked when some of the trees would be removed.

Sally Fox reported what she thought was a racial comment from someone at CMS.

**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 March 14, 2007, Board Meeting be approved.

**ITEM III - Approval of Financials**

The financials for the period ending March 31, 2007, were approved. No action was required on the Delinquency Report.

**The reserve items scheduled for this year were reviewed.**

#### **ITEM IV – Committee Reports**

##### **Landscape**

**The next walk through is scheduled for May 7, 2007, at 6:00 p.m. The City has given its approval of the trees to be removed.**

**Terrie Rayl reported that the Committee had reviewed 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, and recommended that this proposal not be accepted. The Committee would prefer replacement of the pea gravel or crushed granite.**

##### **Architectural**

**Terrie Rayl agreed to meet with Sergio regarding the decks and stair stringer projects. It was moved by Wendy Wyss, seconded and unanimously agreed that all the contracts and change orders will be signed following the walk through.**

**The Manager was asked to invite Al Diaz of Four Seasons Roofing to the next meeting.**

**It was moved by Irv McKnight, seconded and carried unanimously, that the contract with Google be accepted and signed.**

##### **Plumbing**

**The Board met with the engineer to review his findings. It was moved by Terrie Rayl, 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**

**The Manager was asked to have the first draft of next year's budget prepared for the Committee.**

### **ITEM VI – Old Business**

**The Manager was asked to forward some recommended insurance agents to the President.**

**The Manager was asked to price different quality doors for unit storage rooms, including installation.**

**The Manager was asked to follow up on the removal of several large items from the storage yard to the dump.**

**Terrie Rayl gave an update on progress appointing block leaders for each area of the complex.**

### **ITEM VII – New Business**

**The Manager was asked to follow up on a proposal for an insurance appraisal.**

**The Manager presented a proposal for adding soap vending equipment to the laundry rooms. The Board is not in favor of this at this time.**

**The Manager was asked to distribute some articles with the next newsletter.**

**A proposal from Ekim Painting was presented. Terrie Rayl said that she would have suggested colors applied to the side of one building for approval by the Board.**

### **HEARING**

**The Board adjourned to executive session to hold a hearing regarding a resident who has continued to put food in the lake in spite of several letters asking that this not be done. It was agreed to fine the homeowner**

**\$100 each and every time they are seen doing this. The fine will be put on hold until the behavior is seen again.**

**ITEM IV – Adjournment**

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

**Approved:**

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**DENLEY RAFFERTY, Secretary**

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**Date**