

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 2006**

BOARD MEMBERS

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

OTHERS PRESENT

John Martin	Unit 245
Jim Cowing	Unit 172
Joe DeBode	Unit 260
Joan Suddjian	Unit 108
Bob Simoni	Unit 59

ITEM I - Call to Order

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

ITEM II - Open Forum

Joan Suddjian asked why three trees are being removed. The Board explained that the arborist recommended they be removed to permit more light in that area and replacement trees will be smaller and prettier all year round.

Jim Cowing discussed a Pear tree that is growing through his deck. He also reported on his discussion with Google regarding the location of transmitters possibly on parking structures. He is awaiting Google's recommendations for locations.

Joe DeBode asked about the Board's decision regarding storage units and was advised that the Parking Rules have been clarified to include language prohibiting storage units on any part of the project. He also requested a copy of the election rules as he does not recall receiving a copy.

ITEM III - Approval of Minutes

The Minutes of the October 25, 2006, Board Meeting were approved.

ITEM IV - Committee Reports

Landscape

The next walk through is scheduled for December 2, 2006, at 9:00 a.m. The Manager

reported that the gutters are scheduled for cleaning the week of November 20.

Architectural

The Committee has proposals from Pacific Water Art regarding the lakes.

The Committee recommends, and the Board concurs, that cellulose insulation may be installed in a unit.

It was moved by Barbara Boyington, seconded and carried unanimously, that the proposal of Lund Pearson McLaughlin to perform one Title XIX Five Year Performance Test on the standpipe system, the main control valves and the fire department hose valves for the sum of \$1,325.

The Manager was asked to request proposals for replacement of several stair stringers.

ITEM V - Manager's Report

Financial

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

The Delinquency Report was reviewed by the Board.

It was agreed to postpone the finalization of the Reserve Study until January.

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI - Old Business

Details for the annual meeting were discussed. Denley Rafferty and Jack Seeheusen have completed Nomination forms. Jim Cowing offered to run for the third vacant seat. It was agreed that the polls should close at 7:30 pm on the evening of the annual meeting to permit homeowners to bring their sealed ballots to the meeting.

ITEM VII - New Business

Regarding the Reserve Study, it was moved by Terrie Rayl, seconded and carried unanimously that the front door and the storage door be the responsibility of the individual homeowner as well as the windows and approval through the Architectural Committee shall be processed to confirm that the correct specifications will be chosen.

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 8:05 p.m.

Approved:



DENLEY RAFFERTY, Secretary

12-13-2006
Date