

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 13, 2006**

BOARD MEMBERS

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

ITEM I – Call to Order

The meeting was called to order at 7:45 p.m.

ITEM II – Open Forum

Open forum discussions were held prior to the board meeting.

ITEM III – Approval of Minutes

The Minutes of the November 8, 2006, Board Meeting were approved.

ITEM IV – Committee Reports

Landscape

The next walk through is scheduled for January 6, at 9:00 a.m.

Architectural

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

The Manager is awaiting proposals for replacement of several stair stringers.

The Manager was asked to contact the owners of unit 284 to put the plumbing back to original where the washer and dryer were removed.

ITEM V – Manager’s Report

Financial

The financials for the period ending November 30, 2006, were read and approved.

The draft audit was distributed for review prior to the next board meeting.

Tax returns were signed.

Correspondence

The correspondence written since the last meeting was reviewed.

ITEM VI – Old Business

It was moved by Jack Seeheusen, seconded and carried unanimously that a solid foam spa cover be purchased for the sum of \$420, for use only in winter.

ITEM VII – New Business

It was moved by Irv McKnight, seconded and carried unanimously, that the Manager be authorized to contact an engineering consultant, up to a cost of \$3,000, to examine and report on problems with plumbing and the hot water system, starting with boiler #1.

A termite report was reviewed for unit 282. It was moved by Barbara Boyington, seconded and carried unanimously that the Association accept the proposal for secondary treatment to the wood over the fireplace, for the sum of \$1,650.

It was agreed that, at the next meeting, the Board shall put together a resolution regarding the prohibition of washers and dryers in the individual units.

ITEM IV – Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:35 p.m.

Approved:

DENLEY RAFFERTY, Secretary

Date