

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

March 12, 2008

EXECUTIVE SESSION 6:30PM – KEVIN MALLET

Time: 7:00 p.m.  
Location: **Clubhouse**

**AGENDA**

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – February 13, 2008	<b>Pg. 1-3</b>
IV. Financial Report	
1. Financial Statements – February 29, 2008	
a. Balance Sheets	<b>Pg. 4-5</b>
b. Statement of Earnings	<b>Pg. 6</b>
c. Operating Statement	<b>Pg. 7</b>
d. Changes to Reserve Account	<b>Pg. 8-9</b>
e. Check Register	<b>Pg. 10-12</b>
V. Landscape Report	
A. Next walk through March 8, 2008 at 9:00 am	
VI. Architectural	
VII. Association Manager’s Report	
A. Work Orders (2/07/08 to 3/06/08)	<b>Pg. 13-17</b>
B. Action Items List	<b>Pg. 18</b>
C. Incoming Correspondence	
1. Bullene Landscape Contract	<b>Pg. 19-21</b>
2. Gachina Landscaping – Renovation Project Proposal	<b>Pg. 22</b>
3. Design Focus - Renovation Project Proposal	<b>Hand Carry</b>
4. Unit 135 – Straw Matting on Deck	<b>Pg. 23-24</b>
5. Unit 31 – Window Information	<b>Pg. 25-26</b>
6. Unit 302 – Draeger Proposal Interior Repairs	<b>Pg. 27-</b>
<b>29</b>	
7. Unit 302 – Electrical Issue	<b>Pg. 30-31</b>
8. Unit 270 – Antenna Concern	<b>Pg. 32-33</b>
D. Outgoing Correspondence	
1. Unit 109 – Dog Warning	<b>Pg. 34</b>
2. Unit 201 – Dog Warning	<b>Pg. 35-36</b>
3. Unit 201 – Items in Common Area	<b>Pg. 37</b>
3. Unit 135 – Remove Deck Covering	<b>Pg. 38</b>
4. Unit 249 – Architectural Standards	<b>Pg. 39</b>
5. Unit 250 – Architectural Standards	<b>Pg. 40</b>

- E. Calendar
  - 1. Landscape walkthrough 3/8/08

VIII Executive Session

- IX Pending Business
  - A. Mix It Valves
  - B. Roofing Project
  - C. Gutter Replacement Project
  - D. Carport Damage 73-74, 257-259, 296-302
  - E. Unit 302 - Water Leak

- X New Business
  - A. CERT Emergency Supplies Location
  - B. Election Rules
  - C. Annual Meeting
  - D. Soliciting - Signs
  - E. Newsletter Items
  - F. Delinquency Report (executive session)

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XI Adjournment - **9:00 pm**

The next Board Meeting is scheduled for *Wednesday April 9, 2008, beginning at 7:00 pm.* Please contact Dustin Mannina at [dmannina@communitymanagement.com](mailto:dmannina@communitymanagement.com) or at 650-961-2630 x 129 or 408-559-1977 x 129 if you are unable to attend.