

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

January 9, 2008

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

**AGENDA**

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – December 12, 2007	<b>Pg. 1-2</b>
IV. Financial Report	
1. Financial Statements – December 31, 2007	
a. Balance Sheets	<b>Pg. 3</b>
b. Statement of Earnings	<b>Pg. 4-5</b>
c. Operating Statement	<b>Pg. 6</b>
d. Changes to Reserve Account	<b>Pg. 7-8</b>
e. Check Register	<b>Pg. 9-11</b>
V. Landscape Report	
A. Next walk through January 12, 2008 at 9:00 am	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (12/13/07 to 1/2/08)	<b>Pg. 12-14</b>
B. Correspondence	
1. Damaged Carport	<b>Pg. 15</b>
2. Water Temperature	<b>Pg. 16</b>
3. Customer Service Concern	<b>Pg. 17</b>
C. Calendar	
1. Landscape walkthrough 02.09.08	
VIII. Executive Session	
IX. Old Business	
A. Mix it valves	
X. New Business	
A. Delinquency Report (executive session)	<b>Pg. 18</b>
XI. Adjournment – 9:00 pm	

The next Board Meeting is scheduled for *Wednesday February 13, 2007, beginning at 7:00 pm.* Please contact Alfredo Echaury at [aechaury@communitymanagement.com](mailto:aechaury@communitymanagement.com) or at 650-961-2630 x 115 or 408-559-1977 x 115 if you are unable to attend.