

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

April 9, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – March 12, 2008	Pg. 1-4
IV. Financial Report	
I. Financial Statements – February 29, 2008	
a. Balance Sheets	Pg. 5-6
b. Statement of Earnings	Pg. 7
c. Operating Statement	Pg. 8
d. Changes to Reserve Account	Pg. 9-10
e. Check Register	Pg. 11-13
V. Landscape Report	
A. Next walk through April 12, 2008 at 9:00 am	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (3/07/08 to 4/03/08)	Page 14-16
B. Action Items List	Page 17
C. Incoming Correspondence	
1. 210 – Architectural Request	Page 18-19
2. 302 – Reimbursement Request	Page 20-21
3. 270 – Termite Request	Page 22
4. 210 – Window Request	Page 23
5. 210 – Satellite Request	Page 24
D. Outgoing Correspondence	
1. 135 – Deck Finishing Response	Page 25
2. 124 – Noise Complaint	Page 26
3. 117 – Items in Common Area	Page 27
4. 53 – Parking Violation	Page 28-29
5. 1 – Noise Complaint	Page 30
6. 132 – Flooring Issue	Page 31
E. Calendar	
1. Landscape walkthrough 4/12/08	
VIII. Executive Session	
1. 109 – Pet Violation Hearing	Page 32
IX. Pending Business	
A. Gym Updating	
B. Lake Pump Replacement	
C. Shower Valves	

- D. Roofing Project
- E. Carport Repair
- F. Election Rules

- X New Business
 - A. Concrete Repairs
 - B. Newsletter Items
 - C. Delinquency Report

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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 or at 650-961-2630 x 129 or 408-559-1977 x 129 if you are unable to attend.