

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

May 14, 2008

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

**AGENDA**

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – April 9, 2008	Pg. 1-3
IV. Financial Report	
1. Financial Statements – February 29, 2008	
a. Balance Sheet	Pg. 4
b. Statement of Earnings	Pg. 5
c. Operating Statement	Pg. 6
d. Changes to Reserve Account	Pg. 7-8
e. Check Register	Pg. 9-11
V. Landscape Report	
A. Next walk through June 2, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (4/10/08 to 5/09/08)	Page 12-16
B. Action Items List	Page 17
C. Incoming Correspondence	
1. Unit 270 – Reimbursement Request	Page 18-19
2. Insurance Recommendations	Page 20-21
3. Court Works Service – Service Increase	Page 22
4. Unit 240 – Response to Dish Letter	Page 23
5. Unit 281 – Tree Request	Page 24-25
6. Unit 125 – Planting Request	Page 26
7. Unit 155 – Architectural Request	Page 27
8. Unit 159 – Homeowner Concerns	Page 28
9. Unit 93 – Gym Concern	Page 29
D. Outgoing Correspondence	
1. Vehicle Violation Letters	Page 30-31
2. Plants in Common Area	Page 32-33
3. Architectural Violation Letters	Page 34-35
4. Satellite Dish Letters	Page 36-37
E. Calendar	
1. Landscape walkthrough 4/12/08	
VIII. Pending Business	
A. 270 – Plumbing Reimbursement	
B. Gym Updating	
C. Shower Valves	
D. Roofing Project	

- E. Carport Repairs
  - F. Election Rules
  
  - IX New Business
    - A. Insurance
    - B. Newsletter Items
    - C. Delinquency Report
  
  - X Adjournment – **9:00 pm**
- Page**

The next Board Meeting is scheduled for *Wednesday May 14, 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.