

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

June 11, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – May 14, 2008	Pg. 1-4
IV. Financial Report	
1. Financial Statements – May 31, 2008	
a. Balance Sheet	Pg. 5
b. Statement of Earnings	Pg. 6
c. Operating Statement	Pg. 7
d. Changes to Reserve Account	Pg. 8-9
e. Check Register	Pg. 10-11
V. Landscape Report	
A. Next walk through July 7, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (5/10/08 to 6/05/08)	Page 12-17
B. Action Items List	Page 18
C. Incoming Correspondence	
1. A-A Lock – Re-Key Proposal	Page 19
2. Unit 31 – Window Request	Page 20-22
3. Design Focus – Drainage Proposal	Page 23
4. Unit 269 – Termite Inspection	Page 24-27
5. Unit 194 – Termite Inspection	Page 28-31
D. Outgoing Correspondence	
1. Unit 270 – Plumbing Reimbursement	Page 32
2. Unit 240 – Satellite Response	Page 33
E. Calendar	
1. Landscape walkthrough 7/7/08	
VIII. Pending Business	
A. Landscaping Renovation – Pre-Emergent	
B. Gym Updating	
C. Roofing Project	
D. Carport Repairs	
E. Election Rules	

- IX New Business
 - A. 2008-2009 Draft Budget **Page 34-45**
 - B. Fire Code
 - C. Insurance
 - D. Pump Replacement
 - E. Newsletter Items
 - F. Delinquency Report **Page 46-47**

- X Adjournment – **9:00 pm**

The next Board Meeting is scheduled for *Wednesday June 11, 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.