

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

July 9, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – June 11, 2008	<b>Pg. 1-4</b>
IV. Financial Report	
1. Financial Statements – June 30, 2008	
a. Balance Sheet	<b>Pg. 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 July 7, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (5/10/08 to 6/05/08)	<b>Page 13-15</b>
B. Action Items List	<b>Page 16</b>
C. Incoming Correspondence	
1. Unit 268 – Inspection Report	<b>Page 17-21</b>
D. Outgoing Correspondence	
1. Unit 201 – Pet Violation	<b>Page 22</b>
2. Unit 142 – Trash on Landing	<b>Page 23</b>
3. Unit 180 – Remove Lights	<b>Page 24</b>
4. Unit 153 – Paint Request	<b>Page 25</b>
5. Draeger Construction – Meter Door Inspection	<b>Page 26-29</b>
E. Calendar	
1. Landscape walkthrough 7/7/08	
VIII. Pending Business	
A. Gym Updating	
B. Roofing Project	
C. Election Rules	
D. 2008-2009 Draft Budget	<b>Page 30-39</b>
E. Insurance	
IX. New Business	

- A. Webb Laundry – Washer Replacements / New Service Contract
- B. Newsletter Items
- C. Delinquency Report

Page 40-41

X Adjournment – 9:00 pm

The next Board Meeting is scheduled for *Wednesday July 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.