

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

August 13, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – July 9, 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 September 8, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (7/07/08 to 8/07/08)	<b>Page 13-17</b>
B. Action Items List	<b>Page 18</b>
C. Incoming Correspondence	
1. Unit 109 – Planting Request	<b>Page 19-20</b>
2. Drain Works – Clean Out Proposal	<b>Page 21</b>
D. Outgoing Correspondence	
1. Unit 41 – Pet Violation	<b>Page 22</b>
2. Unit 266 – Recycling Concern	<b>Page 23</b>
3. Unit 171 – Lights on Balcony	<b>Page 24</b>
4. Unit 153 – Architectural Violation	<b>Page 25</b>
5. Unit 25 – Washing Machine Violation	<b>Page 26</b>
6. Unit 81 – Lights on Balcony	<b>Page 27</b>
7. Unit 49 - Items in Common Area	<b>Page 28</b>
E. Calendar	
1. Landscape walkthrough 8/4/08	
VIII. Pending Business	
A. Election Rules	<b>Page 29-31</b>
B. Roofing Project	
C. 2008-2009 Draft Budget	<b>Page 32-41</b>

D. Laundry Service

IX New Business

A. Tree Trimming

B. Newsletter Items

C. Delinquency Report

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X Adjournment – 9:00 pm

The next Board Meeting is scheduled for *Wednesday August 13, 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.