

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

October 8, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – August 14, 2008	Pg. 1-3
IV. Financial Report	
I. Financial Statements – September 30, 2008	
a. Year End Closing Recommendation	Pg. 4
b. Balance Sheet	Pg. 5
c. Statement of Earnings	Pg. 6
d. Operating Statement	Pg. 7
e. Changes to Reserve Account	Pg. 8-9
f. Check Register	Pg. 10-12
V. Landscape Report	
A. Next walk through November 1, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (8/15/08 to 9/30/08)	Pg. 13-17
B. Incoming Correspondence	
1. Unit 240 – Vandalism	Pg. 18-19
2. Unit 210 – Clubhouse Key	Pg. 20
3. Unit 159 – Grounds Concerns	Pg. 21-28
4. Drain Works – Unit 166 Repair Proposal	Pg. 29
5. Web Laundry – Rate Increase	Pg. 30
6. Unit 259 – Architectural Requests	Pg. 31-33
D. Outgoing Correspondence	
1. Unit 109 – Plant Installation Approval	Pg. 34
2. Unit 252 – Trash in Common Area	Pg. 35
3. Unit 249 – Trash in Common Area	Pg. 36
4. Unit 176 – Noise Complaint	Pg. 37
5. Unit 25 – Washing Machine	Pg. 38
6. Unit 240 – Architectural Violation	Pg. 39
7. Unit 252 – Architectural Violation	Pg. 40
8. Unit 207 – Lights Violation	Pg. 41
9. Unit 31 – Window Violation	Pg. 42
E. Calendar	

I. Landscape walkthrough 10/4/08

- VIII Pending Business Pg. 43-45
- A. Election Rules
 - B. Roofing Project
 - C. Laundry Service
- IX New Business Pg. 46-51
- A. CMS – Contract
 - B. Vandalism
 - C. Pet Violation - 201
 - D. Tree Trimming
 - E. Newsletter Items
 - F. Delinquency Report Pg. 52
- X Executive Session Pg. 53-55
- XI Adjournment – **9:00 pm**

The next Board Meeting is scheduled for *Wednesday October 8, 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.