

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

November 12, 2008

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

AGENDA

Coinmach Presentation – 6:30pm

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – October 8, 2008	Pg. 1-3
IV. Financial Report	
1. Financial Statements – October 31, 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 December 6, 2008 at 6:00 pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (10/3/08 to 11/4/08)	Pg. 12-15
B. Incoming Correspondence	
1. Troy Van Sloten CPA – Financial Review / Audit	Pg. 16-20
2. Draeger – 118 Floor Repair	Pg. 21-22
3. Cintas – Annual Service	Pg. 23
4. TreeCo – Tree Work	Pg. 24-26
5. Bright Outlook – Gutter Cleaning	Pg. 27
6. Coinmach Laundry Proposal	Pg. 28-29
7. Webb Laundry Proposal	Pg. 30
8. Pacific Water Art	Pg. 31
9. South Bay Solar	Pg. 32
D. Outgoing Correspondence	
1. Fine Hearings 8pm – 8:45pm	Pg. 33-35
2. Unit 150 – Railing Repair	Pg. 36
3. Unit 259 – Architectural Approval	Pg. 37
4. Unit 207 – Removal Lights	Pg. 38
5. Unit 200 – Remove Lights	Pg. 39
6. Unit 163 – Vehicle Violation	Pg. 40
7. Unit 212 – Architectural Violation	Pg. 41

- 8. Unit 150 – Vehicle Violation **Pg. 42**
- 9. Unit 252 – Remove Flowers & Board **Pg. 43**
- 10. Unit 275 – Remove Vine **Pg. 44**

- E. Calendar
 - 1. Landscape walkthrough 11/1/08

- VIII Pending Business
 - A. Election Rules **Pg. 45-47**
 - B. Roofing Project
 - C. Laundry Service
 - D. Meter Doors

- IX New Business
 - A. No Dogs Allowed Signs
 - B. Newsletter Items
 - C. Delinquency Report **Pg. 48-49**

- X Adjournment – **9:00 pm**

The next Board Meeting is scheduled for *Wednesday November 12, 2008, beginning at 6:30 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.