

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

December 10, 2008

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

AGENDA

	<u>Page</u>
I. Call to Order	
II Open Forum	
III Approval of Minutes – November 12, 2008	<b>Pg. 1-3</b>
IV Financial Report	
1. Financial Statements – November 30, 2008	
a. Balance Sheet	<b>Pg. 4</b>
b. Statement of Earnings	<b>Pg. 5</b>
c. Operating Statement	<b>Pg. 6</b>
d. Changes to Reserve Account	<b>Pg. 7-8</b>
e. Check Register	<b>Pg. 9-11</b>
V Landscape Report	
A. Next walk through January 3, 2008 at 9:00 am	
VI Architectural	
VII Association Manager's Report	
A. Work Orders (11/5/08 to 12/3/08)	<b>Pg. 12-14</b>
B. Action Item List	<b>Pg. 15</b>
C. Incoming Correspondence	
1. Draeger Construction – Meter Door Proposal	<b>Pg. 16-21</b>
2. B&K Services – Rate Increase	<b>Pg. 22</b>
3. Law Offices of Michael H. Grubman	<b>Pg. 23</b>
D. Outgoing Correspondence	
1. <b>Fine Hearing</b> <b>6:45pm – 7:00pm</b>	<b>Pg. 24</b>
2. Fine Hearing Result Letters	<b>Pg. 25-26</b>
E. Calendar	
1. Landscape walkthrough 12/6/08	
VIII Pending Business	
A. 118 – Flooring Repair	
B. Election Rules	
C. Roofing Project	
D. Laundry Service	

- IX New Business
  - A. Newsletter Items
  - B. Delinquency Report

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- X Adjournment – **9:00 pm**

The next Board Meeting is scheduled for *Wednesday December 10, 2008, beginning at 6:45 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.