

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

February 11, 2009

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – January 14, 2009	Pg. 1-3
IV. Financial Report	
1. Financial Statements – January 31, 2009	
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 February 7, 2009 at 9:00 am	
VI. Architectural	
VII. Association Manager’s Report	
A. Work Orders (1/8/09 to 2/5/09)	Pg. 12-16
B. Action Item List	Pg. 17
C. Incoming Correspondence	
1. Indigo Pools – Repairs for Virginia Graeme Baker Act	Pg. 18-20
2. Draeger – Unit 110 Water Intrusion Proposal	Pg. 21-26
3. Unit 214 – Environmental Energy	Pg. 27
4. Flores Painting & Drywall – Laundry Room Proposal	Pg. 28
D. Outgoing Correspondence	
1. Webb Laundry – Cancellation Notice	Pg. 29
2. Unit 252 – Remove Fake Vine Request	Pg. 30
E. Calendar	
1. Landscape walkthrough 1/3/08	
VIII. Pending Business	
A. 118 – Flooring Repair	
B. Unit 31 – Window Replacement	
C. Laundry Service	
D. Comcast Agreement	

- IX New Business
 - A. Clubhouse Update – TV Replacement
 - B. Unit 199 - Electrical Plug Request
 - C. CMS On Call
 - D. Raccoon Traps
 - E. Newsletter Items
 - F. Delinquency Report

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- X Adjournment – **9:00 pm**

The next Board Meeting is scheduled for *Wednesday February 11, 2009, 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.