

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

April 8, 2009

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

AGENDA

	<u>Page</u>
I. Call to Order	
II. Open Forum	
III. Approval of Minutes – February 11, 2009	Pg. 1-4
IV. Financial Report	
1. Financial Statements – March 31, 2009	
a. Balance Sheet	Pg. 5
b. Statement of Earnings	Pg. 6
c. Operating Statement	Pg. 7
d. Changes to Reserve Account	Pg. 8-9
e. Check Register	Pg. 10-12
V. Landscape Report	
A. Next walk through April 6, 2009 at 6:00pm	
VI. Architectural	
VII. Association Manager's Report	
A. Work Orders (3/7/09 to 4/2/09)	Pg. 13-15
B. Incoming Correspondence	
1. Fireplace Element – Clubhouse Fireplace Renovation	Pg. 16
2. Pacific Water Art – Pump Replacement -	Pg. 17
3. Unit 259 – Architectural Request	Pg. 18
4. Unit 214 – Water Temperature Complaint & Solar Information	Pg. 19-23
D. Outgoing Correspondence	
1. Unit 121 – Noise Complaint	Pg. 24
2. Unit 154 – Tow Response	Pg. 25
3. Injury Reimbursement	Pg. 26-27
4. Unit 219 – Hanging Laundry Over Balcony	Pg. 28
5. Unit 212 – Hanging Laundry Over Balcony	Pg. 29
E. Calendar	
1. Landscape walkthrough 5/4/09	
VIII. Pending Business	
A. Clubhouse Update – TV Replacement	
B. Unit 110 Repairs	

- C. Laundry Rooms / Renovation & New Machines
- D. Unit 31 – Window Replacement
- E. Pool Repairs

IX New Business

- A. Newsletter Items
- B. Executive Session - Delinquency Report

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X Adjournment – **9:00 pm**

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