

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 14, 2009**

BOARD MEMBERS

Terrie Rayl	President
Judy Polatchek	Vice President
Denley Rafferty	Secretary
Wendy Wyss	Treasurer
Barbara Boyington	Director
Jim Cowing	Director (absent)
Margery Ryan	Director

OTHERS PRESENT

Dustin Mannina	Community Management Services
Daniel Paepcke	Unit 259
John Martin	Unit 245
George Markle	Unit 110

ITEM I - Call to Order

Terrie Rayl called the meeting to order at 7:00 pm

ITEM II - Open Forum

Marge was concerned with the janitorial service for the clubhouse. Reported they should do a better job of vacuuming. Also concerned about the security patrol, are not seeing them on a regular basis. Brief discussion about what association is getting for the security service.

Manager was instructed to call the garbage company and find out when the Christmas trees will be picked up.

It was noted there is a truck that has been parked in the same parking space for sometime along Central. Parking committee will tag the vehicle to make sure it has not been abandoned.

Comcast

Board discussed the service agreement submitted by Comcast Cable. Comcast wants an exclusive agreement as well as the right to access the property to make repairs to all of the cable. Board discussed some changes they may want to make to the agreement submitted. Board is planning to get back to Comcast shortly.

It was noted that the association needs a converter box for the clubhouse TV or association will need to purchase a new TV.

ITEM III - Approval of Minutes

A motion was made, seconded and carried to approve the Minutes of the December 10, 2008 Board of Directors meeting as written.

ITEM IV – Approval of Financials

The financials for the period ending December 31, 2008 were reviewed and approved. Board approved to roll over the CD maturing on 1/26 and to remove \$50,000 from the CD maturing 2/6 and roll over the remaining amount. There was a brief discussion regarding the money the association will need to complete roof replacements this year.

ITEM V - Committee Reports

Landscape

The next walk through is scheduled for February 7, 2009 at 9am.

Architectural

ITEM VI - Manager's Report

Work Order History

Board reviewed the work order history from 12/05/08 to 1/07/09.

Action Item List

Board reviewed the action item list.

Correspondence

The incoming correspondence received since the last meeting was reviewed.

Board reviewed the balance sheet review prepared by Troy Van Stolen CPA for the year ending September 30, 2008. Board approved the financial review.

Calendar

Next Board meeting is scheduled for February 11th.

ITEM VII – Pending Business

Manager is waiting on another bid for the floor repairs at unit 118.

Board reviewed the bid from Ekim Painting to replace some damaged meter doors around the site. A motion was made, seconded and carried to approve the proposal.

There was a brief discussion about changing the laundry service. Board has chosen to go with Coinmach. Manager was requested to get a bid to update the laundry rooms.

ITEM VIII – New Business

It was noted that a homeowner had previously received a letter for a fake vine, which was attached to the balcony railing. The homeowner had removed the vine, but has since attached it to the balcony again. Manager was requested to send the homeowner another letter.

There was a brief discussion about the damaged door leading into the clubhouse. Manager reported that The Repair People will replace the door for \$700. A motion was made, seconded and carried to have The Repair People replace the door.

ITEM IX - Delinquency Report

Board reviewed the delinquency report ending December 31, 2008. Board approved the lien be filed for account number 04425700.

ITEM XI - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:40p.m.

Approved:

DENLEY RAFFERTY, Secretary

Date