

**CYPRESS POINT LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 11, 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
Irv McKnight	Unit 208

ITEM I - Call to Order

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

ITEM II - Open Forum

Irv McKnight reported that he would have short periods of time where he would not have any hot water. Irv also reported the pool light near his unit was out.

George Markle presented to the Board the new Director binders, he had put together which has important information dealing with the association.

George and Daniel discussed with the Board the research they had done for a new TV and electronics for the clubhouse. Board discussed removing the wood burning fireplace and installing a new fireplace enclosure that would burn gas. Also discussed installing the TV over the fireplace.

Daniel Paepcke presented information about a pass that a group of residents in one complex may get for public transit. Board discussed briefly, Daniel is looking into it further.

It was noted that the new downspouts are making a lot of noise, they need to either be angled or install a sponge device so the water would not be able to drip on the angle piece at the bottom of the downspout. Manager noted he would make sure any new downspouts installed are angled.

ITEM III - Approval of Minutes

A motion was made, seconded and carried to approve the Minutes of the January 14, 2009 Board of Directors meeting as written.

ITEM IV – Approval of Financials

The financials for the period ending January 31, 2009 were reviewed and approved.

ITEM V - Committee Reports

Landscape

It was noted that Design Focus had not paid the complete reimbursement amount to the HOA. Manager will follow up on this. The next walk through is scheduled for March 7, 2009 at 9am.

Architectural

ITEM VI - Manager's Report

Work Order History

Board reviewed the work order history from 1/08/09 to 2/05/09.

Action Item List

Board reviewed the action item list.

Correspondence

The incoming correspondence received since the last meeting was reviewed.

Board reviewed the bid from Indigo Pools to split the main drains and install the approved covers at the pool and spa, as per the Virginia Graeme Baker Pool Safety Act. A motion was made, seconded and carried to approve the proposal from Indigo Pools.

Board discussed the proposal from Draeger for unit 110. It was noted this proposal was very similar to a previous proposal Draeger had submitted. Manager will look into this.

Board reviewed some correspondence from a resident who was involved with a solar company. Resident was informing the Board he felt it was important to look into solar as a power source, could be installed on all of the carports. Also would like to present more information about his company to the Board. Board is going to look into a solar audit for

the complex at a later date. If they wanted further information from the resident, would let him know.

Board reviewed the bid from Flores Painting to remodel the laundry rooms, including removing the wallpaper, painting the walls and installing new baseboards.

Board reviewed the letter from Webb Laundry, which was a last effort to keep the associations business. Board discussed and was still going to move forward with the previously approved agreement from Coinmach.

Calendar

Next Board meeting is scheduled for March 11th.

ITEM VII – Pending Business

Manager reported to the Board that a POD would need to be rented to store the furniture for unit 118 while the floors are being refinished. Would also need to hire a moving service to move the furniture.

Board reviewed the bid that unit 31 submitted to replace the one window that was not conforming to the architectural standards. Board approved the window be replaced with the window specified on the proposal.

Board discussed the Comcast agreement. Board did not want an exclusivity clause in the contract.

ITEM VIII – New Business

There was a brief discussion about the clubhouse remodel, including a new fireplace and all new electronic equipment. Board is planning to have a more detailed plan by the next meeting.

Board discussed the request from unit 199 for a power source to be installed for their vehicle. Board noted in the future association will need to look into installing power sources around the site for electric cars. At this time if a homeowner needs a plug for their vehicle, they will need to work with PG&R to come up with a plan for pulling power from their meter to their carport. Will need to get the plan approved from the Board before work is started.

Brief discussion about raccoons, one homeowner thought the HOA should install traps. There was not any action at this time.

ITEM IX - Delinquency Report

Board reviewed the delinquency report ending January 31, 2009.

ITEM XI - Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:00p.m.

Approved:

DENLEY RAFFERTY, Secretary

Date