

Minutes of Center and Park HOA Board

February 8, 2023 1 pm Virtual

Present on line were: Amy Keleman, Dave Lawrence, David Suptin, Chris Wooten, Jon Romsdale, Carolyn Norblom.

Financials

The owner that was in arrears with dues has paid up and has no outstanding debts to the HOA.

January reports will be sent out later this month. A Budget Variance report is also being prepared for discussion with the Board and with the membership at the annual meeting.

The board approved the transfer of cash from the Reserve fund account to the Vanguard savings fund.

New Business

The Annual Meeting of the association will be on Monday May 1st at 2pm. It will be held virtually. Amy will send out an email asking all owners to save the date.

The Fire inspection of the 925 W Kenyon units was completed. The fire department recommended upgrading the Knox Cap on the water line to be upgraded to a locking metal cap. It is an \$1100 expense. The Board decided to wait on the upgrade right now.

Amy will be looking for a brick mason to hire to repair several places in the complex where the bricks have been damaged.

The HVAC filters will be replaced at the annual spring maintenance. Amy will hire Doyle our handyman to do the job.

Old Business

The night time Lighting inspection was performed and went well. All lights are working. This is performed by the lighting installer at \$30 per quarter.

The recycling bin is being used and emptied at an acceptable rate by the units in the complex. The cost is \$176/month.

Amy will confer with the current landscaping contractor on a proposal for the removal and installation of new plantings in the complex. We have budgeted up to \$10,000 this year. The board will walk the complex and discuss and choose the projects proposed. This will happen at the next board meeting.

The next meeting is scheduled for Wednesday March 29th at 1pm. It will be held in Jon Romsdale's unit.

Submitted by Carolyn Norblom, Secretary