

**Center & Park
Board Meeting
March 29, 2023**

- I. Financial
 - A. Report
February 2023 financial statements reviewed.
 - B. Collections
One owner has not paid February or March 2023 dues and has not responded to property managers attempt to contact. Delinquency letter will be sent to owner.
- II. New Business
 - A. Updated reserve spreadsheet
Funds to Vanguard

David Sutphin will work with property manager to update the reserve spreadsheet for discussion at the annual meeting.

\$40,000 will be transferred to the reserve account at Vanguard.
 - B. Annual meeting
Dave, David and new Board member up for re-election

Discussed annual meeting agenda and plans for the meeting.
 - C. Brick repair
KC will be contacted for the mason referral.
 - D. Landscape
Discussion of landscape improvements and agreement to proceed with demo of outdated plant material and the install of sod south of 925 W. Kenyon Avenue #1.
 - E. Recycle keys
Discussion of concern about security of lockbox. Bin will not be locked at this time.
 - F. HVAC filters
Semi-annual change out increased to \$1200 from \$800.
- III. Old Business
 - A. Lighting retrofit
Warranty expiration is in August 2023. A night inspection will be conducted prior to warranty expiration.