

**Center & Park  
Annual Meeting Minutes**

**May 1, 2023**

**2:00 p.m.**

**Via Google Meet**

- I. Election of Officers
  
- II. Current Business
  - A. Window Washing  
To be completed in May.
  
  - B. Lighting Retrofit  
Soffit lights were retrofitted with LEDs. Significant savings in Xcel bill has been incurred.
  
  - C. Landscape/Snow  
Discussion of snow removal specifications. The minimum threshold is 2". Owners are encouraged to have shovel and ice melt on hand if conditions warrant a need after the snow removal contractor has left the premises.
  
  - D. HVAC Filters  
The HOA changes HVAC filters two times per year. All other repair and maintenance is the responsibility of the unit owner.
  
  - E. Insurance  
Discussion of increase in premium and increase in wind/hail deductible.
  
- IV. Financials
  - A. 2022 Budget Comparison  
Discussion of 2022 variations from budgeted amounts.
  
  - B. 2023 Budget  
Discussion of 2023 budget.
  
  - C. Account Balances and Reserves  
Reserve worksheet reviewed and plans for reserve funding discussed.

**Website**

**[www.centerandpark.com](http://www.centerandpark.com)**

**password: CP5814**