

**Center & Park
Board Meeting Minutes
March 27, 2024**

Vicky Yancey, Jon Romsdahl, David Sutphin, Chris Wootten, Amy Keleman

I. Financial

A. Report

February 2024 financial statements were reviewed. The roof maintenance will be re-classed to a reserve expense and included on the reserve worksheet for 2024. Roof maintenance will be added to the reserve worksheet in 2029 and 2034.

B. Collections

No past due accounts.

II. Business

A. Snow removal

Discussion of locations to pile snow in the event of large accumulation. Handicap parking spaces must remain clear. Board felt the snow removal services have been satisfactory.

B. Insurance deductible policy

Review of insurance deductible policy recommended and drafted by the attorney. It was unanimously approved. The policy allows the board to assess the large wind/hail deductible to owners without a vote by the owners.

C. Trespass agreement and no trespassing signs

The trespassing agreement with the Englewood police was signed again and no trespassing signs have been installed.

Concern was expressed about the RV parking on Kenyon Avenue. The police have been contacted and issued a 14 day notice to move the vehicle.

D. 925 W. Kenyon Avenue

Mailbox area – paint and carpet bids are being solicited. There are many screens missing and damaged at 925 W. Kenyon Avenue. Mobile screen repair companies will be contacted for bids to repair. In addition, bids will be obtained to obtain all new screen frames and screens as many frames are missing and ill fitting.

- E. HVAC filters were replaced. We will work to a schedule of March and October to avoid foot traffic on the roof in cold weather.
- F. More durable paint was explored as an option for the garage doors at 925. The contractors do not recommend this option as it is brush applied. Additionally, the manufacturers coating is failing and that is why there is peeling of paint. The coating of durable paint on top of the failing surface would still result in peeling.

Pricing to replace all garage doors will also be pursued. Discussion of a phased replacement was conducted.

- G. Tree trimming bids are being obtained.
- H. Mansard wall repairs are budgeted in the reserve spreadsheet. Repairs will be conducted.
- I. Loss assessment coverage was discussed. Mike Gallagher indicated that loss assessment coverage is not available for commercial units or limited to \$1,000. Owners are encouraged to explore whether their insurance will cover their pro rata share of the wind/hail deductible in the event of an assessment.
- J. Vicky Yancey asked if there were any concerns with the install of a Ring Doorbell at the entrance to #15 and #16. The Board had no issues.
- K. Annual meeting is scheduled for May 1 at 2:00 via Google Meet.