

**Center & Park
Board Meeting Minutes
February 12, 2025**

I. Financial

- A. Report
January 2025 financials and 2024 end of year financials reviewed.
- B. 2024 budget variance explanation
Explanation of where end of year expenses varied from budgeted amounts.
- C. Vanguard transfer
\$43,000 will be transferred from operating account to Vanguard account.
- D. Reserve worksheet
Reserve expenditures planned for 2025 including garage door replacement and mansard wall repairs discussed.
- E. Collections
One owner is past due and attorney has been engaged.
- F. 1099s and tax return
1099s were issued and tax return is being completed by accountant. No tax due.

II. Business

- A. Landscaping and snow removal
3 landscaping bids obtained. KC Services will not be hired for landscaping but we will try to retain them for snow removal services in fall of 2025.

Yawnin Bear's proposal is within budget and they have been recommended by two Board members. Amy will meet with

them to clarify the scope of work and finalize pricing. We will request that they perform monthly irrigation inspections.

Snow removal services provided by KC Services have been satisfactory.

- B. 925 W. Kenyon Avenue
Lights in common area will be retrofitted. Troubleshooting can lights. They may be controlled by photo cell.

Fire sprinkler inspection has been completed and there was only one minor deficiency in one of the units. New gauges are also required at \$1,000.

- C. Mansard wall repairs and roof inspections
Rather than repairing ribs on mansard walls as they fail, it was agreed upon that one building one be done at a time and all ribs would be mechanically fastened. This will provide a “once and for all” solution to the problem.

Begin with 925 W. Kenyon Avenue as it has mansard walls that are higher up and could result in an issue if the ribs fell from that height. Other buildings will be planned for in the reserve spreadsheet over the next few years.

- D. Garage doors
Project has been approved and will be scheduled.

- E. Annual meeting May 1, 2025 at 2:00 p.m.

- F. Downspout/drain pan #7
Doyle obtained new drain pan and modified downspout to divert water away from garage door.