

**Center & Park
Board Meeting Minutes
August 11, 2025**

I. Financial

- A. Report
Discussion about how to better report reserve expenses on statement. It could be treated as a liability on the balance sheet and not affect the P & L. Then it will not appear as a budget variance.
- B. Collections
One owner is more than 90 days past due.

II. Business

- A. Landscape
Discussion of items to address including “tree” in enclosure, missing lily, irrigation monthly check, struggling grass on corner, trash enclosure clean up and general condition of turf.
- B. Snow removal
Discussion of new snow removal contract. KC Services is out of business. The flat rate contract with them was very low cost and probably a loss of revenue for the contractor. Pursuit of new contractor to offer flat rate contract or 3” minimum threshold if paying hourly rates.
- C. HVAC filters
Change out complete.
- D. Parking lot
Discussion of performing lot sweeping, as needed.
- E. Roof inspection
Weathersure/AVI to perform.

- F. Water
Evaluation of water usage based on bills. Usage in line with historical data.
- G. Board member
Board vacancy to fill.
- H. Door closer broken on Kingery's unit