

**Center & Park  
Board Meeting Minutes  
June 23, 2025**

In attendance: Vicki Yancy, David Sutphin and Dave Lawrence

I. Financial

A. Report

May 2025 financials reviewed. The water bill is higher than budgeted. City will be contacted to review historical usage and new rates.

Cashflow variance is due to the completed reserve projects (925 mansard wall ribs and garage doors).

B. Collections

One owner made partial payment towards past due amount. Attorney is working to collect the remainder.

II. Business

A. Landscape

Drip line in landscape bed needs repair but is operational.

There is a lily missing at the end of building 400. If we can verify irrigation, we can replant.

B. Garage doors completed. All unit owners have picked up belongings from behind building.

C. Window washing completed.

D. HVAC filters have been replaced. Some RTUs are not being well maintained. An email will be sent out to owners reminding them of their responsibility and suggesting they perform periodic maintenance.

E. Fire sprinkler inspection completed and deficiencies repaired.

- F. Bollard light on Inca will be removed. It is not operational.
- G. Board member needs to be appointed to fill vacancy. Email to owners will be sent out.