

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

Vicki Yancey, Jon Romsdahl, Dave Lawrence, David Sutphin and Amy Keleman in attendance.

I. Financial

A. Report

Discussion of October financials. Further discussion of financials will be included as part of the budget preparation. Expenses to date for 2025 will be used to prepare 2026 budget.

Reserves contribution goal is \$73,000 annually. Insurance was \$10,000 over budget. Annual reserve contribution for 2025 on target to be \$63,000.

B. Collections

II. Business

A. Snow removal

Custom Landscape contracted to perform snow removal services in the 2025-2026 season. Flat rate of \$6,500.

Email to owners will be sent out reminding them to keep a snow shovel on hand and ice melt will be provided. Also, remind them of no overnight parking as it impacts the snow plowing.

B. HVAC filter change

Contact Tim, owner of TJ Properties, to ensure inventory for filters is up to date and all units have filters changed out two times per year.

C. Broken windows #1

Recent vandalism by homeless individual. Arrangements have been made to repair broken windows. Send out reminder

to all owners to contact police department if homeless individuals are on-site.

D. Board vacancy

E. Budget

Add \$2,000 to reserve spreadsheet every 5 years to account for fire sprinkler test.

Increase general maintenance by \$1,000 annually. This is the catch all category for unanticipated expenses.

Insurance increased by \$11,800. Water and sewer increased by \$4,700 and trash by \$1,000. Fire sprinkler expense for five year test will be a reserve expense and not be included in the operating budget.

Dues will need to be increased by \$.50 to cover shortage of \$23,629. Increase mostly due to insurance premium increase. Budgeted amounts based on contracted rates or 2025 actuals. 4% increase due to inflation accounted for in 2026 amounts.

2025 dues including reserves and operation were \$4.14 psf.
2026 dues \$1.56 psf reserves and \$3.11 psf operating budget.

David Sutphin motions to approve the budget for 2026. All approve.

Next Meeting