

**Center & Park  
Board Meeting Minutes  
October 3, 2025**

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

I. Financial

- A. Report  
September 2025 financial statements reviewed.
- B. Collections  
No owners are 30 days or more past due.

II. Business

- A. Snow removal  
Discussion of snow removal contract options. Prior contractor out of business. Board sees benefit to flat rate contract. Compared rates of 3 contractors. Two would not provide flat rate contract. Jon motioned to proceed with Custom Landscapes at a fee of \$6,500 for the snow removal season.
- B. Insurance  
11% premium increase.
- C. Landscape  
Shrubs, missing lily, KF grass
- D. Roof inspections  
Soffit damage  
Annual roof inspections were performed and waiting for reports from roofers. Leak repair on 925 W. Kenyon Avenue where soffit damage incurred. Soffit also repaired.
- E. Board member  
A vacancy on the Board remains.
- F. Budget

2026 budget will be reviewed at next meeting. Contract amounts will be used in budget and 4% increase will be accounted for where amounts are estimated. Reserve spreadsheet will be updated and amount to transfer to Vanguard from Vectra operating account will be determined.

Next meeting is November 12, 2025 at 10:30 a.m.