



CENTRAL PARK HOA
MEETING MINUTES
March 27, 2025
Bel Aire City Building

A. Call to Order

Ruth Tieszen called the meeting to order at 6:59pm.

Board members in attendance included: Clay Bridge, Edgar Salazar, Ruth Tieszen, and Lynn Scott.

Residents in attendance: Joyce Chiam, Cristina Saavedra, Trevor Rousseau

B. Approval of Agenda

The Board approved the agenda.

C. Approval of Meeting Minutes

The Board reviewed and approved the minutes for the January 9, 2025 meeting.

D. Open Floor

Trevor discussed the status of their yard needing replanted and his conversation with Ted Henry, city manager regarding watering. Joyce expressed that she was in attendance to learn more about the watering restrictions and their yard difficulties. Cristina was in attendance to learn more about the HOA since her family just moved in.

E. Financial Report

- a. As Tiffinie was not in attendance, Ruth shared her fiscal year status report on her behalf. The February ending balance in the Intrust bank account was \$26,419.07. ~~Assessments have been paid for 2024 for all but two homes. One is on a payment plan, making consistent payments to the collections agency. The other home is in the bankruptcy process~~

*added as a correction as the information was not available and shared at the meeting: Assessments have been paid for 2024 for all but three homes. One is on a payment plan, making consistent payments to the collections agency. One has not responded to the collection agency's calls and letters, so a financial judgement is in the process of being filed. The other home is in the bankruptcy process

b. 2025 Fiscal Year Proposed budget

The proposed budget was reviewed. Edgar moved to approve the budget as presented. Clay seconded. All were in favor of approval

- c. The board discussed spending thresholds and agreed that all items over \$500 need**

board authorization.

- d. The board discussed the plan for any 2025 dues not paid by April 1st. The board agreed that 30 day notices will be sent, followed by 45 day notices. At 60 days a lien will be filed and at 90 days turning the account over to collections will be considered.**

F. Old Business

a. Woodlawn sidewalk update

The city has repaired the fence and so the MOU ending our agreement with them has been signed and returned. We are fully responsible for the Woodlawn berm area beginning April 1, 2025.

b. Lawncare Contract

Countryside was able to negotiate their bid, so we have entered an agreement with them for the 2025 year, at an annual amount of \$9,920.76. Countryside has noted that the backflow device on the sprinkler system needs replaced. Ruth clarified with them that this is something separate from the full system replacement and needs done regardless. The board unanimously agreed to do this repair. The full system replacement quote of \$21,500 was discussed. Ruth will ask Countryside for clarification on whether this includes the island areas and if doing half in 2025, half in 2026 would be an option.

c. Covenant Update

We have received approval votes over the 75% amount required, so the steps for filing the new covenants will be discussed during executive session. A draft letter to homeowners regarding the changes was reviewed and updated to also reflect information about the watering restrictions and how they will impact compliance enforcement for yards.

d. Annual Meeting Review

The board felt the meeting went well. We will decrease the amount of food and drink for next year, and feel like the time for the meeting is fine.

G. New Business

a. Spring landscaping plans

A quote from Hong's for tree removal and replacement was reviewed. The board decided to proceed with removing the dead trees but waiting until watering restrictions have changed before having trees planted. The board also decided to procure other bids for tree removal and replacement. Ruth will reach out to Countryside to see if tree removal is a service they offer as well as to Hong's to get the cost for that service by itself. Whichever company is cheaper will be hired.

The board decided that we will not be planting annual flowers this year since we

cannot water them sufficiently. Clay will plant drought tolerant wildflowers in the pots to provide some color. We will ask Countryside to remove the dead plants and add mulch to the flowerbed areas, as it was noted that some of the mulch coverage in the islands by Hongs was not sufficient.

The board decided not to have a Yard of the Month this year. The board determined that we will let homeowners know that the watering restrictions will be taken into consideration for compliance reviews and that dormant yards are to be expected as part of the watering restrictions. The HOA common areas will be watered in compliance with the restrictions.

b. Community Event Dates

A spring event on April 27th has been added, hosting Hot Berries & Crepes. Advertising and RSVPs will go live this coming weekend for that. The pool party date will be set once the pool is open for the season. As the fall festival date does not appear to have been set yet, a date for our fall community event has also not been set.

c. HOA Insurance

The two quotes received by Tiffinie for homeowners association insurance were discussed. The board unanimously agreed to accept the quote from State Farm as it was cheaper while still being a reputable company.

d. Compliance Issues

The two vacant lots who were unable to provide us with a timeline for their construction plans were discussed. The board agreed to notify them they had 2 weeks to provide us a timeline before we would engage legal counsel, as their 60 day window per covenants is well past.

The board discussed the various yards in the neighborhood that need planted either as a result of having been killed or new construction. The board decided to offer extensions as long as stage 2 watering restrictions are in place. We will notify the affected homeowners that they will be required to submit their plans within 30 days of entering Stage 1 watering, with the yards to be installed in the next growing season.

The two yards that have been in need of planting for over a year have both indicated they will be selling the homes soon. Ruth will reach out to the attorney to discuss what needs done from a legal standpoint to ensure those yards get installed as part of the sale (or as soon after as watering restrictions allow).

It was noted that Mike Love Construction did not submit a request for paint color approval for his newest spec home or landscaping at 5157 Colonial. The board agreed to send him a stern reminder that approval will be needed for these items moving forward or we will consult legal counsel.

Edgar will talk to the homeowner near him who has been storing a camping trailer on the street in front of their home.

e. ADC Committee & Guidelines

The signs at the entries were discussed as some board members felt the verbiage was rude. It was decided that the signs will be placed for a couple weeks in the spring as homeowners begin to do more projects, as a reminder, but will not be left out all year.

The ADC guidelines were discussed as they will need updated to reflect the covenant changes. Ruth has made the respective changes. The board discussed other changes. First, a timeline for non-Christmas lights: the board agreed on two weeks before a holiday, with removal no later than one week. Second, permanent under eaves accent lighting: the board voted 3 (Ruth, Lynn, Clay) to 1 (Edgar) that permanent

lighting should follow the same schedule as temporary lighting. Third, the board agreed that a section should be added regarding solar panels and that they will be considered on a case by case basis. Finally, the board agreed that the wording should be condensed regarding mailboxes as the availability of the original boxes has changed.

Some discussion took place regarding grass types permitted and whether more drought tolerant grasses like buffalo, bermuda, and clover should be considered. This was tabled for a later meeting, as no yards can be planted at this time given the watering restrictions.

H. Executive Session

The board entered executive session to discuss advice from legal counsel regarding the filing of the covenant changes. The board ended executive session at 8:50pm.

I. Miscellaneous Items

Clarification was provided around Edgar's vote against the permanent lighting - the permanent lighting does not have to be removed, just changed back to white lighting during non-holiday times. He changed his vote to a yes.

The board also discussed the purchase of new metal sign inserts that would be a generic advertising for community events, rather than buying one-time use advertising for each event. The quote by Signs & Designs was approved.

H. The meeting was adjourned at 9:00pm by Ruth.