



CENTRAL PARK HOA MEETING MINUTES  
JULY 11, 2024

**A. Call to Order**

Meeting was called to order at 7:03pm.

Board members present: Lynn Scott, Patrick Clough and Tiffinie Irving

Homeowners: Ruth Tieszen, Chuck Scott and Lorie Angelo

**B. Approval of Agenda**

The Board unanimously approved the agenda.

**C. Approval of Minutes from April 11, 2024**

**D. Open Floor**

**E. Financial Report**

On July 1, 2024, the HOA Intrust account had a balance of \$39,623.81. All HOA financial obligations are in good standing.

Ten homeowners have 2024 HOA assessments that are 90 days delinquent. They have received notices that balances must be paid in full by 7/31/24, or their accounts will be sent to a debt collection agency. They will be responsible for HOA dues and all collection fees at that time.

**F. New Business**

**a) Woodlawn Signage**

The sign at the Woodlawn entrance needs to be repaired. A quote for approximately \$100 has been received. It will be removed while being repaired.

**b) HOA Management**

The agreement with the company was to provide bi-weekly inspections and share reports with the Board for mailing approval. Inspections are consistently sporadic (the last inspection drive-through occurred on 6/20). Reports that need to be approved are often mailed. The company sends mass emails to Central Park homeowners regarding other services offered, even after the Board has requested multiple times only to send mailings with the Board's approval. The company needs to respond to email inquiries forwarded to the Board.

Based on the ongoing concerns that the HOA Management Service is not fulfilling the agreement, Ms. Irving motioned to discontinue the partnership following a 30-day notice to the company per the terms of the agreement. Ms. Scott seconded, and it was unanimously approved.

The Board will identify alternative options for compliance inspections and present and vote at the next Board Meeting.

**G. Old Business**

**a) Committee Reports**

**i) Community Events (Lynn)**

Pool party scheduled for 8/3/2024, 6:00pm – 8:00pm. Homeowners will have free access to City pool and free snow cones from Snoasis Shaved Ice.

10/5/2024, 5:00pm – 7:00pm. Family game activities located at the park area. The food truck, Want Bierock Co. will provide a bierock, a side, cinnamon roll and drink. We will send RSVP to each home to prepare for count.

**ii) Water Issues (Patrick and Edgar)**

Two surveys have been administered. The goal is to compile the information and present concerns to the City on behalf of the Board. A goal is identify specific areas where water issues are present.

**iii) By-laws (Jarrod) – No report available**

**b) Woodlawn Sidewalk**

Repairs are in progress.

**H. Executive Session (15-20 min.). No executive session.**

**I. Adjourn** The meeting adjourned at 7:39pm.