



CENTRAL PARK HOA MEETING MINUTES  
JUNE 9, 2022

**A. Call to Order**

Paula Lamprecht called the meeting to order at 7:05 P.M.  
Board members in attendance included Paula Lamprecht, Nancy Todhunter, Jarrod Kieffer, Eryn Hughes, and Edgar Salazar.  
HOA residents in attendance: Lorie Angelo, John Angelo, Fred Cabala, and Tiffinie Irving.

**B. Approval of Agenda**

The Board approved the agenda.

**C. Open floor**

Mr. Angelo advised the board of errors in the registered agent for the HOA and potential corrections to the same. Mr. Cabala inquired about whether French drains comply with the HOA covenants and ADC requirements.

**D. Approve Meeting Minutes**

The Board reviewed and unanimously approved Board Minutes from the May 12, 2022 meeting.

**E. Financial Review**

The HOA bank account balance as of May 31, 2022 was \$16,238.78. Only 11 residents have unpaid fees. Ms. Lamprecht advised the Board that 34/124 residents paid online through the new portal. She also presented a revised budget, increasing online payment fees from \$500 to \$600 to reflect the Board's prior decision to absorb such fees rather than pass them along to residents. The Board approved the revised budget.

**F. Old Business**

**a) Custom Portal Update**

Ms. Lamprecht advised the Board that the Kaden Zimmerman completed the online payment portal and that it was working well.

**b) Landscape Update**

Ms. Lamprecht reported to the Board that the total charges for the new landscape work was \$6800, which was an increase from the original proposal of \$6,000. The additional amount reflected that the original bid did not include a doubling of plants for each end of the island. Ms. Todhunter noted that two landscaping lights were out. She will request a bid to repair or replace the lights.

## **G. New Business**

### **a) Nominees for HOA Board Vacancy**

Tiffinie Irving and Fred Cabala volunteered to serve on the Board. After presenting their qualifications, Mr. Cabala withdrew his self-nomination.

## **H. Executive Session**

The Board entered executive session at 7:34 p.m.

### **I. Resume Meeting – Board of Directors vote for nominee**

The meeting was resumed at 7:50 p.m. Ms. Irving was appointed to fill the Board seat being vacated by Ms. Lamprecht by unanimous vote of the Board members.

### **J. Officer Positions Appointed.**

Ms. Todhunter was unanimously elected as President/Chairperson of the Board. Ms. Irving was unanimously appointed to the role of Treasurer.

### **K. Discuss Committee Formations**

The Board discussed potential changes to the Architectural Design Committee and the creation of other committees. Lorie Angelo agreed to stay on the ADC and Ms. Todhunter offered to join her. Future changes to the ADC and the formation of additional committees will be discussed at future meetings.

### **L. Keys**

Keys to the P.O. Box, sprinkler system, meeting room, and storage unit will be provided to Ms. Todhunter.

### **M. Hiring of KZ Technologies as Website Consultant**

The Board discussed retention of KZ Technologies as website consultant on an as needed basis, to be paid hourly for work performed. No formal action was taken.

### **N. Formal Resignation – Paula Lamprecht**

Ms. Lamprecht formally resigned from the Board. The Remaining Board members thanked Ms. Lamprecht for her exceptional service.

**O. Meeting Adjourned**

The meeting was adjourned at approximately 8:06 P.M.

Respectfully Submitted,

Jarrold Kieffer, Secretary  
On behalf of the Central Park HOA Board

Nancy Todhunter, President  
Tiffinie Irving, Treasurer  
Edgar Salazar, Member-at-large  
Eryn Hughes, Member-at-large