



Central Park HOA Meeting Minutes from  
March 5, 2022

## **MINUTES OF ANNUAL MEETING**

### **Call to Order.**

- a. A quorum of HOA Members being present, either in person or by proxy, the Annual Meeting was called to order at 10:14 a.m.
- b. Board members in attendance: Paula Lamprecht, Edgar Salazar, Nancy Todhunter, John Angelo.

**Approval of the Agenda.** The agenda for March 5, 2022 was approved upon motion and the vote of the Board.

**Approval of 2021 Annual Meeting Minutes.** The minutes from the 2021 Annual Meeting were approved upon motion and vote of the Board.

### **Reports.**

- a. President's Report. The president presented a report detailing the accomplishments of the HOA during the past year. These included: the removal of the HOA from mandatory membership in the Bel Aire community pool; the assumption of landscaping responsibilities from the City and associated costs; additional home construction and development within the HOA; and the welcoming of new HOA Members. The president also presented information regarding projects and activities anticipated for the coming year. These included: additional efforts to beautify the Woodlawn entrance; beautification efforts for the lake traffic island and the Village signage area; and the development of the Isley lot into a community resource. The president also advised the Members that sufficient votes to approve an amendment to the covenants relating to property rentals have not yet been obtained. The Board may consider possible alternative resolutions during the coming year. The president also discussed difficulties facing the Board in enforcing existing HOA covenants without resorting to legal measures and possible solutions which may be presented to the Members at a future date.
- b. Financial Review. The president presented a review of the HOA's finances during the past year and the possibility of an assessment increase for the coming year to meet rising costs.

**Elections.**

- a. Paula Lamprecht was nominated for reelection to the Board.
- b. Jarrod Kieffer was nominated for election to the Board.
- c. Existing Board member John Angelo did not stand for reelection.
- d. Existing Board members Edgar Salazar and Nancy Todhunter were not up for reelection this year.
- e. A fifth Board position remained vacant. Two HOA Members expressed possible interest in this position, but neither self-nominated during the meeting. If these or other HOA Members decide they would like to fill this position, the Board will consider their self-nominations at a future Board meeting in accordance with the HOA Bylaws and Covenants. There were no additional nominations.
- f. Following discussion, Paula Lamprecht and Jarrod Kieffer were elected to the Board by vote of the Membership.

**Open Floor.** Comments were received from the Members in support of and opposition to an amendment to the covenants in connection with rental properties. Questions regarding the feasibility and desirability of combining one or more of the current neighborhood HOAs were also presented. No actions were taken by the Board on these comments and questions, but the Board will consider them during upcoming Board meetings.

**Board of Directors for 2022-23.** The members of the Board of Directors for the coming year are: Paula Lamprecht, Nancy Todhunter, Edgar Salazar and Jarrod Kieffer. As noted above, one Board position remains open at the present time.

The meeting was adjourned at 11:40 a.m.

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**HAVE A QUESTION OR NEED INFORMATION:**

Email the Board at:  
belairecentralpark@gmail.com

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belairecentralpark@gmail.com

Respectfully submitted,

John Angelo, Secretary  
On behalf of the Central Park HOA Board

Paula Lamprecht, President  
Nancy Todhunter, Member-at-large  
Edgar Salazar, Member-at-large