



A. Call to Order

Paula Lamprecht called the meeting to order at 7:03 P.M.
Board members in attendance included Paula Lamprecht, Nancy Todhunter, Edgar Salazar, Jarrod Kieffer, and Eryn Hughes.
HOA residents in attendance: Lorie Angelo and Tyler Dehn.

B. Approval of Agenda

The Board approved the agenda.

C. Open floor

No comments were offered from the floor.

D. Approve Meeting Minutes

The Board reviewed and unanimously approved Board Minutes from meetings on January 13, 2022, February 10, 2022, March 5th, 2022 and March 17th, 2022.

E. Financial Review

The HOA bank account balance as of March 31, 2022 was \$3,358.98.

F. Old Business

a) Landscaping Bid - review and approve

Paula presented a landscaping bid for certain common areas, including the island between the lakes, from Daniel's Lawn and Landscaping Service, LLC for \$3,913.82 and stated her belief that this was a fair price. The Board unanimously approved the work.

G. New Business

a) Review and approve assessments

Assessments with a 5% increase were discussed. Board members noted that HOA dues were low compared to other area HOAs and had gone through a prolonged period without raises prior to last year. Given that situation and the current cost inflation, the board approved a 5% increase in dues.

b) Review and approve budget

The Board approved the budget, estimating income at 36,411.36 and expenses at \$36,735.00.

c) Custom portal discussion - credit card payment/website history and procedures

The Board discussed the merits of a custom payment portal that would allow for more flexible payment and recurring payment options, which the board expects to improve timing and consistency of dues payments. The Board approved the expense of \$1,500 for the creation of the new payment portal.

d) Finalize payment procedures for this year

The Board discussed and approved payment procedures by which payment processing fees would be borne by the HOA and not passed along to users, with the anticipation that such a system would increase consistency and timing of dues collection.

e) Close rental amendment

The Board agreed to close the rental amendment, which failed. The Board agreed to take up short term rental limitations at a later date.

f) Central Park lights

Ty Lasher reached to the Board for input on the style of lights to be used in development areas near the southwest corner of Rock and 53rd Street North. The Board discussed and agreed that Paula should respond to Mr. Lasher with the Boards position that it would prefer that street lights maintain a consistent look with Central Park.

H. Executive Session

The Board entered executive session to discuss legal matters.

I. Resume meeting

Paula Lamprecht resumed the normal meeting. No action was taken as a result of the executive session.

J. Meeting Adjourned

The meeting was adjourned by Paula Lamprecht at 9:08 P.M.

Respectfully Submitted,

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

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