



CENTRAL PARK HOA MEETING MINUTES
OCTOBER 13TH, 2022

A. Call to Order

Nancy Todhunter called the meeting to order at 7:17 P.M.
Board members in attendance included Nancy Todhunter, Eryn Hughes, and Tiffinie Irving.

B. Approval of Agenda

The Board approved the agenda

C. Approval of Meeting Minutes

The Board reviewed and unanimously approved the Board Minutes from the September 8th, 2022 meeting.

D. Open Floor

No HOA residents were in attendance

E. Old Business

a) Covenants and Bylaws

Mrs. Todhunter and Mrs. Irving agreed to form a subcommittee and meet with the attorney to discuss proposed covenants and discuss details to move forward.

b) Neighborhood ADC signs

Mrs. Hughes showed mockup ideas for the metal ADC signs. Discussed ordering two signs to be placed at each entrance to the HOA along Central Park Ave. Board members unanimously approved the purchase of the two metal ADC signs and four additional, cardboard, holiday décor signs through Signs and Designs of Wichita.

c) Welcome Bags

Nancy Todhunter reported, previously, that the HOA was behind on delivering Welcome Bags. She reported that as of early October the HOA was now current in this effort.

d) Mailboxes

Previously approved mailbox parameters are explained on the homepage of the HOA website and also explained and printed in the Architectural Design Guidelines booklet under public documents on the website.

F. New Business

a) Yard of The Month

YOM for October, and the final for the 2022, was acknowledged. Craig and Cheryl Morgan at 5162 N. Remington.

Board Member Edgar Salazar joined the meeting at 7:42 P.M.

b) ADC Updates

Nancy Todhunter reported conversations with City Administration and a City Council Member to encourage homeowners of Central Park HOA to voice requests and concerns for beautification funds to be used in our neighborhood. If homeowners wish to see projects and/or landscape additions they are encouraged to address members of the City Council at meetings or through letters and emails. Projects addressed were specifically....the west roundabout, the Isley lot, and the islands along Brandies St. Daniel's Landscape will be completing the fall transition in the perennial beds and pots.

c) Second round of compliance letters

A second round of compliance letters was sent out the week of September 26th. Total of fourteen letters were mailed, seven of which were second notices for noncompliance. Four have made no effort in resolution, three have been resolved, and four are pending.

d) VRBO

Board discussed recent issues with renters and efforts to communicate with the owners.

G. Financial Review

The HOA bank account balance as of October 1st, 2022 was \$20,886.46. Only one homeowner has unpaid assessments. Doing well on all line items.

H. Executive Session

No executive session was needed

I. Adjournment

The meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Eryn Hughes, Member-at-Large
On behalf of the Central Park HOA Board

Nancy Todhunter, President
Tiffinie Irving, Treasurer
Edgar Salazar, Member-at-Large

