



Central Park HOA Meeting Minutes from
January 13, 2022

A. Call to Order:

The meeting was called to order at 7:11 P.M.

Board members in attendance: Paula Lamprecht, Nancy Todhunter, John Angelo. Edgar Salazar joined the meeting at 8:10 P.M.

B. Approval of Agenda: The meeting agenda for January 13, 2022, was approved.

C. Open Floor: No Member comments were received.

D. Approval of Minutes: Meeting minutes for October 14 and November 11, 2021 were approved.

E. Financial Review:

a) Bank balance. The HOA bank balance as of December 31, 2021, was \$8,989.45.

b) 2022-23 budget assessment. Initial budget development for 2022-23 is underway. Possible savings by consolidating various landscaping / irrigation efforts were discussed. A potential annual assessment increase may be necessary as costs rise. Decisions on the new annual budget will be required in time for annual assessment mailings.

F. Old Business:

a) Signage update. Three new signs communicating Board meeting dates and times to Members have been ordered.

b) Crosswalk safety. Concerns regarding crosswalk safety on Central Park Avenue have been communicated to the City. The Board has been advised that Bel Aire Code Enforcement is reviewing the matter.

c) Isley lot. The HOA will seek quotes from additional contractors. Any work effort may need to be spread over several fiscal years due to budgetary constraints.

d) Coloring contest results. Prizes have been awarded to participants, including gift cards, M&M candy canes and books.

e) Welcome bag update. Welcome bags have been provided to 10 new HOA families

G. New Business:

- a) Lawn & tree care contracts. Proposals have been received from two vendors for future lawn and tree care requirements. The Board will seek additional quotes and possibly adjust statement of work descriptions to achieve lower costs.
- b) Holiday garland. A discussion was held regarding the use of garland on HOA holiday displays. This year, wind posed a challenge to the use of garland in HOA displays, particularly at the Woodlawn entrance.
- c) Annual meeting. An annual meeting date will be coordinated with the City to ensure available meeting space.

H. Executive Session: An executive session was entered at 9:00 P.M. in accordance with KSA 58-4612(a)(2). No votes were taken in the executive session. The executive session concluded at 9:45 P.M.

Regular session resumed at 9:45 P.M. and was adjourned thereupon.

HAVE A QUESTION OR NEED INFORMATION:

Email the Board at:
belairecentralpark@gmail.com

Email the ADC at:
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