



CENTRAL PARK HOA MEETING MINUTES
SEPTEMBER 8, 2022

A. Call to Order

Nancy Todhunter called the meeting to order at 7:00 P.M.
Board members in attendance included Nancy Todhunter, Edgar Salazar, Eryn Hughes, and Jarrod Kieffer.
HOA residents in attendance: Cesar and Lilly Mendoza.

B. Approval of Agenda

The Board approved the agenda.

C. Approval of Meeting Minutes

The Board reviewed and unanimously approved Board Minutes from the July 14th, 2022 meeting.

D. Open floor

No comments were made.

E. Financial Review

The HOA bank account balance as of September 7, 2022 was \$21,819.11. All dues for the year are paid with the exception of two homeowners, each of whom were notified by letter on July 5, 2022 that such payments were outstanding and interest is accruing.

Ms. Irving prepared a summary of expenses to date against budget. The Board recognized that expenses exceed the budget for landscaping and HOA mailbox rental and discussed where cuts can be made to balance the budget, but are otherwise on track for the year.

F. Old Business

a) Mailbox Posts

The Board reviewed proposed new guidelines for mailbox posts and approved the same unanimously. Ms. Todhunter will post the new mailbox guidelines to the front page of the HOA website for a period of time to increase awareness.

b) Compliance Notifications

The board discussed the status of compliance issues, mostly relating to lawn maintenance, and the possibility of escalating letters/emails to assist with compliance. Twenty-three compliance letters were mailed out to homeowners not following the ADC Guidelines.

G. New Business

a) Yard of the Month

The Board recognized the Yard of the Month for September: Joash and Christine Mudalige, 6628 E Central Park Avenue.

b) ADC Update

The new guidelines will be added to the Architectural Design Guidelines under public documents on the HOA website.

c) Countryside Update

Two sprinkler line breaks and eight heads were repaired, along Woodlawn, between the July and September meetings. Ms. Todhunter informed the Board that the Countryside workers failed to turn the sprinklers back on after the repairs, resulting in some drought stress to the trees at the Woodlawn entrance gates. The trees are alive, but if they die as a result of the error, Countryside has committed to replacing them.

d) New Covenants

Rewritten and consolidated covenants are ready for final review and voting. The Board discussed the matter and decided to take the matter of finalization and voting up at a later date.

e) New Signage

Ms. Hughes offered to take the lead in designing and making signs, notifying homeowners to contact the ADC re: improvements and changes to homes in the neighborhood. The board will follow up at the next meeting.

f) Social Events

The Board discussed the potential for a social event with budgeted funds. The Board members will brainstorm possible events and resume discussion at the next meeting.

H. Executive Session

No executive session was needed.

J. Meeting Adjourned

The meeting was adjourned by Ms. Todhunter at approximately 8:08 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