



CENTRAL PARK HOA 2024 ANNUAL MEETING
FEBRUARY 17, 2024

A. Call to Order

The meeting was called to order at 10:09 a.m. The Board determined that a quorum was present. Board Members Tiffinie Irving, Edgar Salazar, Jarrod Kieffer, Lynn Scott, and Patrick Clough were in attendance.

B. Approval of Agenda

The board unanimously approved the agenda without changes.

C. Approval of Minutes from February 19, 2023, Annual Meeting

The Board unanimously approved the minutes without changes.

D. Reports

a. Board Report 2023 in Review

Ms. Irving provided the annual review, noting community events, board vacancies filled, welcome bag efforts, common area maintenance items, HOA Management Company retention, expected future maintenance items, future proposed changes to the covenants, and a request for suggestions for future community events.

b. Review of 2023 Financials

Ms. Irving provided a financial update, noting that the account balance for the HOA bank account was in good standing with a positive balance and monthly audits by an outside accountant. Significant budget items for the prior year included landscaping, HOA Management Company, legal expense, capital improvements (with a balance of \$8,347.35 carried over for 2024). She also noted that dues were increased by a vote of the board by 3% for the upcoming 2024 dues cycle.

E. Elections

a. Reading of Nominations

The board's five seats are re-elected, according to HOA bylaws on 2 year terms, with staggered re-election (2 seats in one year, and 3 seats in next). Mr. Salazar's and Ms. Irving's seats are open for election this cycle. Additionally, the Board determined that the bylaws require the two interim-appointed members should also stand for re-election.

Mr. Salazar was nominated by Ms. Irving.

Ms. Irving was nominated by Mr. Salazar.

Ms. Scott was nominated by Mr. Kieffer.

Mr. Clough was nominated by Mr. Kieffer.

b. Open Floor Nominations

No nominations were made from the floor.

c. Nominee Addresses

No addresses were made.

d. Vote

The slate of nominees was unanimously by a vote of all members present.

F. Open Floor (2 min per person)

A resident asked about the nature of proposed covenant changes in the upcoming year. Board members indicated that additional discussion and a vote would be necessary to approve such changes before offering them for a full-community vote. Mr. Kieffer offered his summation that major changes would likely include updating the language of the covenants to remove the references to the City as developer and make them more readable, possibly reduce the threshold for future covenant amendment, and provide for additional enforcement tools.

Another resident asked about changes that would affect rental properties. Mr. Kieffer opined that these items were controversial in the prior effort to amend the covenants and would likely be left out of this effort. The board encouraged the resident and all residents to attend upcoming meetings to ensure that the will of the neighborhood was expressed in any amendments.

A resident questioned whether another type of vegetation on the Woodlawn berm would be more cost efficient and ecologically friendly than fescue. The board indicated that this would be a good item to explore, and encouraged her to attend future meetings and possibly participate on a committee to explore options.

Two residents provided a summary of underground water issues causing their sump pumps to run nearly continuously. Ms. Irving also noted that the board was investigating surface water collection along Woodlawn and exploring options with the city to potentially resolve those. The board indicated that this would be an issue to address in the upcoming year and encouraged residents to participate on committees at a later date.

G. Announcement of 2024-25 HOA Board of Directors

Tiffinie Irving, Edgar Salazar, Jarrod Kieffer, Lynn Scott, and Patrick Clough were announced as the 2024-2025 HOA Board of directors.

H. Adjourn

The meeting was adjourned at 11:19 a.m.

