

**Central Park Homeowners' Association
Board Meeting Minutes
April 17, 2018**

Board Members in attendance: Susan Nordstrom, Cindy Shaffer, Rudy Mijo, Rae Marie Matelich, Barbara Thomas

From Community Association Partners: David Hummel, Erin Monahan

Homeowners in attendance: Bonnie Whitacre 12952, Maryalice Lidberg 12932, Fama Bressie 5162, Joanne Bratsch 5306, Tim & Leslie Boettcher 5304, Wayne Hess 5316, Don & Andie Sangston 5134, Tom Van Lehn 5308, Jolene Heitmann 12968, Donna Cook 12984, Mary Lou Prosser 12980, Brittany Cozzens 12904, Howard Gandler 5164, Val Giblin 5166

The meeting began, and the board moved out of Executive Session, at 7pm.

We had a presentation by Mark Rose, President of Certa Building Solutions. Certa had our property evaluated and created a scope of the repairs they believe are necessary. They developed scenarios of various repairs and asked for bids from contractors. The scope of the bids included four competitive contractors. We need to decide whether to do the repairs all in one shot, or use a multi-phase program. The board will need to select a contractor. Certa would manage the work and inspect the work that is being done.

Minutes - It was moved and seconded to approve the minutes of the March 20, 2018 board meeting. Motion carried.

Financials - Operating has \$28,844.30; Reserves has \$590,503.90. There were questions regarding charges against operating vs. reserves. It was moved and seconded to approve the March financial reports. Motion carried.

Manager's report:

- Tracker – items discussed include satellite dishes, carport post at 5162, fence/gate painting.
- Pest Control bids – discussed additional bids for pest control; issue has been tabled for now.
- We received a bid from Sierra Northwest for \$450 to re-seed at 5130 after the sewer repair. It was moved and seconded to accept the bid. Motion carried. The sewer repair was necessary due to tree roots that had blocked the line.
- We receive two bids to replace the side (hollow-core) garage door at 5320. The bid from Community Maintenance Services is \$1350; the bid from CAS is \$650. It was moved and seconded to accept the bid from CAS. Motion carried.

Landscape committee report:

- The sprinklers have been tested.

Architectural Control committee report: - nothing to report

Security:

- Discussed the continuing issues with non-residents coming through our neighborhood.

Unfinished Business:

- Issues with water in the courtyards – if the water is caused by gutters or downspouts, it is the responsibility of the association. Otherwise, it is the responsibility of the individual homeowner.

Open Forum:

- Phase I lighting – we are still looking for alternatives, using PGE lighting.
- We are considering developing a paint committee to consider colors for future projects. Leslie Boettcher volunteered to head the committee.

Meeting ended at 8:13pm, and the board moved back to Executive Session to meet with contractors.

Our next meeting is scheduled for May 15, 2018.