

**Central Park Homeowners' Association
Board Meeting Minutes
November 15, 2016**

Board Members in attendance: Leslie Boettcher, Kevin Lamb, Susan Nordstrom, Cindy Shaffer, Rudy Mijo

Homeowners in attendance: Linda Hayes 5314, Wayne Hess 5316, Rae Marie Matelich 12928, Dave & Val Giblin 5166, Jolene Heitmann 12968, Bonnie Whitacre 12952, Donna Cook 12984, Maryalice Lidberg 12932, Mary Lou Prosser 12980, Fran Jones 12960, Skip & Fama Bressie 5162, Joanne Bratsch 5306, Barbara Thomas 5132.

Meeting called to order by Leslie Boettcher at 7:03pm.

It was moved and seconded to approve the October 2016 minutes. Motion carried.

It was moved and seconded to approve the October financials, with the question pending regarding the charge from Frontier. Motion carried. Ending balance is \$30,856.04

Management report: unavailable at this time

Landscaping report:

- New bid for moss control and crane fly treatment in grassy areas for \$479. It was moved and seconded to proceed with the treatment. Discussion followed; motion carried.
- Gutter cleaning tentatively scheduled for December, or when the trees have dropped all their leaves.
- Driveway grates/drains will be cleaned in December.

Architectural Control committee report:

- A request to add more roof vents at 12972 is still pending. Owner completed the job prior to approval.

Swimming Pool report:

- Weatherization is completed for the season; there were delays due to remedial work that was needed.
- Requesting a bid for a new robot to vacuum/scrub the pool.
- Center drain is not currently working; bid to clean will be approximately \$500.

Security Issues:

- Report of students burning notebooks in the carport at 12944; this has occurred on 4 separate occasions. Owner called the non-emergency number; police report was made.

Old Business

- 12980 carpet damage - received a bid for \$6000 for carpet replacement. An alternate solution is to clean the carpet, put down mildew killer and replace padding where damaged. Cost is \$810.00. Also unit is still missing a gutter and downspout which was original cause of carpet damage. Susan to notify CAP.
- Report of phase 2 siding – December 5th is the deadline for the contractor to reply to the letter sent by our attorney. Three insurance companies are involved. Request from our attorney, Jason Grosz, to meet with the board to discuss the next steps.

New Business:

- Budget – Cindy, Wayne and Leslie met with David from CAP to discuss the budget for 2017. Some items include Maintenance/Repairs \$20,000; Landscaping \$23,000 (includes extra irrigation, sprinklers, aerating of soil); Legal Fees \$3000. Monthly fees may increase \$30 to \$50 per month; final amount to be determined.
- Insurance coverage – you may be able to add coverage for special assessments. Check with your agent to see if it's available on your individual homeowner's policy, and the extra premium amount.

Other items:

- Question: who do we talk to about satellite dishes? DO NOT MOUNT THEM ON YOUR ROOF. Call CAP at 503.546.3400
- Unit at 12928 has leak again, from the beam in the living room; will notify CAP.
- The oak tree between 5164 and 5162 lost another limb; need to check to see if the tree is diseased.
- REMINDER: send mailed payments to Central Park HOA, c/o CAPartners, PO Box 3460, Portland OR 97208

Meeting adjourned at 8:02pm.