

**Central Park Homeowners' Association
Board Meeting Minutes
March 21, 2017**

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

Homeowners in attendance: Bonnie Whitacre 12952, Fran Jones 12960, Maryalice Lidberg 12932, Howard Gandler 5164

From Community Association Partners: David Hummel

Meeting called to order by David Hummel.

It was moved and seconded to approve the minutes of the February 21, 2017 meeting. Motion carried.

Financial Report:

- Regarding the excessive PGE bill – the bill for one our accounts was being sent to an old post office address, so it hadn't been paid for a while. The \$40+ amounts for our water bills are normal in the winter; it is the base rate. Discussed arrearages. It was moved and seconded to approve the financials reports. Motion carried.

Manager's report:

- Discussed 'tracker' issues. Water is entering the garage through the main door of a unit in phase 1. Tabled issue for now; most garages are having the same problem due to the slope of the asphalt.
- It was moved and seconded to have the sidewalk along Erickson repaired by Safe Sidewalks, LLC. Motion carried.
- The abandoned RV in the lot will be towed on Thursday, March 23rd.
- Satellite dishes – the revised letter will be sent to the appropriate owners.
- Security lights – discussed lights on posts; possibility of replacing with solar lights.
- RV Lot Rules – discussed issues, charging fees per spot or per item, etc. Fees would be earmarked for maintenance of the RV lot. Will wait until full board is available before deciding on charging of a fee.
- Phase 2 siding – attorneys and advisors from the contractor's insurance company defense team will be on site on Tuesday, April 4th.

Landscaping report:

- The landscapers have finished trimming the shrubs along the creek; more trimming to be done.
- Landscapers will be here tomorrow (Wednesday, March 22) – need to mow the lawn but it may be too wet.
- Barberry bushes were purchased to fill in the area along the fence in phase 3. This should deter pedestrians from crossing through that area.

Architectural Control committee report:

- The request for a planter box in the common area was approved, as long as it complies with the rules and does not exceed a 4-foot width around the patio.

Security report:

- There have been problems reported regarding school kids smoking alongside units or in various carports. Please report issues to the non-emergency number: 503.629.0111

The board continues to encourage residents to install their own security cameras. Those who already have them have helped the police catch people in the act of a crime.

New Business

- For owners who would like to install heat pumps or ductless systems, please complete the ARC form and provide the specifications to CAP. They will in turn give the information to the Architectural Control committee.

- Discussed how to deal with emergency/escape ladders when master bedroom has a deck and partial roof extension as part of the egress.

Meeting adjourned.