

**Central Park Homeowners' Association  
Board Meeting Minutes  
July 18, 2017**

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

**Homeowners in attendance:** Jolene Heitmann 12968, Maryalice Lidberg 12932, Fama Bressie 5162, Linda Hayes 5314, Dave & Val Giblin 5166, Fran Jones 12960, Tim Boettcher 5304, Bonnie Whitacre 12952, Wayne Hess 5316, Joanne Bratsch 5306, Mary Lou Prosser, 12980

**Absent:** David Hummel, Community Association Partners

Meeting called to order at 7:02pm.

It was moved and seconded to approve the minutes of the June 20, 2017 board meeting. Motion carried.

**Financial Report:**

- Only one account remains in serious arrearage; the matter is being handled by the attorney.
- Financial report shows that Operating has \$19,222 and our Reserve has \$73,840.78.

It was moved and seconded to approve the financials. Motion carried.

**Manager's report:**

**Tracker**

- We are getting bids for roof/gutter cleaning.
- Received a bid of \$150 to clean the windows in the rec building.

**Retaining Walls**

- Retaining walls in courtyards in phase 2, particularly for those units along the creek – CAS is working on a price for repairs.

**Phase 2 Siding**

- We received a \$58,000 settlement from the class action suit against Certainteed siding
- It was moved and seconded to accept \$395,000 from Legatum Venture's insurance company, subject to our lawyer negotiating a settlement agreement. Motion carried.

**Other**

- Need to request bids to re-side the last 2 buildings at the south end of phase 3. This will be for the buildings, not the garages. Will request bids for both wood and cement siding.

**Landscaping report:**

- Pacific has increased the monthly amount for landscaping service for next year; CAP is seeking additional bids.
- There was a motion to continue with Pacific on a month-to-month basis until a new contract is settled. Motion carried.

**Architectural Control committee report:** nothing to report

### **Pool report:**

- Work has been done on the drain near the gate, but the line is still clogged. There are 3 options to correct the problem:

- 1) Insert a scope with a signal to find the clog (can only go 50 feet). We may have to break the pipe there and insert the scope at that point
- 2) Cut the cement decking and insert a drain pipe
- 3) Do nothing

Susan will look for blueprints of the pool to try to determine where the sewer line runs.

- It was moved and seconded to spend up to \$600 to try to locate sewer lines and determine where the problem might be. Motion carried.

### **Social report:**

- Receipts to be turned in from the picnic.

### **Old Business**

- Removal of the large limb on near the creek is scheduled for August 9<sup>th</sup>.

### **New Business**

-Request for the August meeting to be moved from the 15<sup>th</sup> to the 22<sup>nd</sup>.

### **Other items:**

- Use of the canopy vs. a pop-up shade shelter near the pool area.
- Need to trim some branches near the pool; acorns falling into pool enclosure.
- Shrub between 5162 and 5164 (next to the carport) needs to be trimmed.
- Issues with gates and latches.

**IMPORTANT!** Leaving food out for birds, ducks, squirrels, even for your own pets will attract rats. Removal of rodents in the unit and/or crawl space is at the owner's expense.

Meeting adjourned at 7:49pm.

**Our next meeting is scheduled for the 4<sup>th</sup> Tuesday of the month, August 22<sup>nd</sup>.**