



CENTRAL PARK HOA 2024 ANNUAL MEETING
OCTOBER 10, 2024

A. Call to Order

The meeting was called to order at 7:00 p.m. In attendance were board members Tiffinie Irving, Patrick Clough, Lynn Scott, and Jarrod Kieffer. Also attendance were homeowners Nancy Todhunter, Lori Angelo, and Helen Hedge.

B. Approval of Agenda

The Board unanimously approved the agenda.

C. Approval of Minutes from July 11, 2024 Meeting

The Board unanimously approved the minutes from the July 11, 2024 meeting.

D. Open Floor

No issues were raised on the open floor.

E. Financial Report

Ms. Irving reported that the HOA's books are in good order. Several homeowners are delinquent on dues, and such matters are in various stages of the collection process.

F. New Business

a. Committee Updates

i. Community Events (Lynn/Tiffinie)

Ms. Scott reported that the fall fest and pool events were well-attended and successful, and that HOA residents reported approvingly on such events.

ii. Water Issues (Patrick/Edgar)

Mr. Clough reported that the water issue committee process has stagnated, with very little homeowner participation. MS. Irving expressed disappointment in the lack of progress because this issue was raised by homeowners at the last annual meeting and made a priority for the year by the HOA board. Mr. Clough is moving in the upcoming weekend, so he will be leaving the board of necessity. No further progress is likely to be made in the immediate future.

iii. Bylaws (Jarrod)

Mr. Kieffer reported that he has the updated bylaws from the Board's outside attorney and will provide proposed revisions and recommendations before the next meeting.

b. HOA Compliance Inspection

HOA management was terminated effective August 31, 2024, so the most recent compliance inspections were done by Ms. Irving and Ms. Scott. They reported that with some flexibility, there were few issues to report. Homes in need of new or replanted lawns were granted until the spring to complete the work due to watering restrictions this fall.

Ms. Irving spoke to Residential Property Management company about pricing. RPM charge \$325 for monthly inspections or \$400 for bi-weekly. Ms. Irving indicated that she would not do inspections beyond the winter quiet period, so a committee or a company will be necessary to take the tasks on in the spring. Ms. Scott suggested a potential stipend for a resident willing to take on the responsibility. No action was taken by the Board at this time. The Board will consider additional recommendations at the next meeting.

c. Annual Meeting, February 2025

The Board voted unanimously to set the annual meeting for February 15, 2025 at 10:00 a.m.

d. Other Board of Director Updates.

In addition to Mr. Clough moving and resigning from the Board at the conclusion of this meeting, Mr. Kieffer announced that his home is for sale. He intends to remain on the Board until he is replaced or moves, whichever comes first. He committed to completing the revisions of the covenants and bylaws before his departure.

G. Old Business

a. Woodlawn Sidewalk

Ms. Irving noted the progress on the Woodlawn sidewalk, and reiterated that the Memorandum of Understanding with the City of Bel Aire specifies that the HOA does not resume responsibility for the maintenance of the drainage ditch area until repairs are inspected and approved by the HOA. The City will likely request an inspection at some point in the near future. No action was taken at this time.

H. Executive Session

No executive session was necessary.

I. Adjourn

The meeting was adjourned at 7:43 p.m.