

May 22, 2023 Annual Board Meeting

Present board members: Erik Kriger, Patti Nyduk, Jennifer Raab

Craig Chismar by phone

Mark Vecca- unable to attend

Location- Community Pool pavilion

Time:7-9

Number in attendance:15

President-

HOA fees remain the low in comparison to neighboring subs- Have not raised HOA fees, possible one time assessment to bring back reserve fund

Phase 2 of road work will begin this summer. We have paid 4 out of the five payments of 40,000, with estimated 250,000.00 worth of work being completed.

House Values- house values continue to rise in Central Park- continue to support up keep of homes and roads within the neighborhood.

City Permits- Policies have changed and township is not reaching out to HOA prior to permits being granted. Recommend that all projects within the sub be brought to board for approval prior to start of project

Vice President-

Common areas- Continue to work to maintain and repair water systems. Erik has completed some of the maintenance projects which has saved the HOA money

Dog waste stations- Erik kept them clean throughout the winter months- money saver, Stations have had some damage Erik has fixed them

BB & True Green- will continue with landscape and fertilization

Treasure-

Shared financial spread sheet

7 non- paying homes

Several partial payments

Have been over budget on landscape- repairs on old system

36,000 in reserve- lower than we like to keep it

Beautification

Asked for volunteers to help with walking neighborhood to locate homes in landscape violations

Sub wide garage sale June 1,2,3

Continue to call and report issues

### Secretary

Continue to use either email or answering service for messages regarding the needs of residence within Central Park phase 1

Machine and email are checked daily

### Residents' Concerns and suggestions

Speeding cars in neighborhood

Weeds and unsightly islands within the neighborhood

Some sidewalks need repair

Central Park Clean Up day or days

### Elections-

Vice President, Treasurer and Special Projects were up for re-election

All current members interested in seeking re-election- Board opened up the meeting for others to run for open spots- No one wanted to run.

Motion to keep acting board members- motion was seconded.