

Central Park Homeowners Association Phase 1 Annual Meeting

Date April 8th

Time:7-8:45 pm

Location: Canton Township Hall- Freedom Room

Board Memmmbers Present: President Craig Chisamar. Vice PresidentEric Krieger, Treasurer Mark Vacca, Secretary Jennifer Raab and Special Events Coordinator Patti Najduk

Homeowners- 10 homeowners attended the meeting

Meeting Minutes-

Secretary Jen Raab reviewed minutes from last years meeting and recorded meeting notes for the current year. Focus in past has been on building of the wells to decrease water cost. Wells are up and running and we have saved over 30,000 each year. Focuses for the year 2018 were:

1. Repairing 19 year old sprinkler system
2. Repairing roads and curbs to maintain quality roads in our subdivision. Focus for next several years will be the streets within the subdivision.
3. Maintaining and Enforcing bylaws for house maintenance

Each Board member provided information regarding specifics that go along with their responsibilities as a CPHOA member

Mark Vecca Treasurer- Provided a handout with CPHOA budget information.

1. Collection of dues continues- missing 15 homes at this time, follow up letter to residents to pay dues or a lien will be placed on their home.
2. No Plan to increase dues at this time
3. Went over budget this year by 16,513.37 as a result of old sprinkler system that needed repairs and road repairs.
4. Proposed budget for 19-20 years 126,985

Eric Krieger-Vice President

Eric completed his first year as VP for the association.

1. True Green- completed year one of a three-year contract. They provided 4 rounds of lawn fertilizer applications and 4 rounds of weed control in our common areas. Eric has requested that True Green notify him prior to applications so that he can inform residents in advance that chemicals are being used for the safety of our children and pets
2. Begonia Brothers- Completed its third year of a three year contract with our association. BB replaced 207 sprinkler heads, did switch repair on well across from Manhattan circle, wire tracked 1 zone in the gazebo common area that was shorting out, wire tracked 7 zones near Manhattan Circle and Central Park Drive that were non functional and replaced all 1.5" valves, replaced controller at times drive , dog waste throughout the year (on occasion dog waste bins over flowed and Eric replaced bags on his own), winterized the irrigation system, snow removal, salt for icy conditions, Eric had bid from Geronimo company and BB

remained a complete good price and a three year contract was renewed with BB.

3. Two of the light post were serviced and upgraded to LED lights plan to replace other light post with LED lights
4. Speeding- Speeding has been a concern. We have had Police run radar and set up speedometer in our subdivision, which resulted in several speeding tickets. Talked about possible speed bumps, Eric will follow up with road commission for rules and guidelines. Board will continue to brainstorm about ways to decrease speeding cars through the subdivision

Patti Najduk- Attended pool board meeting. Amy Fava continue to represent CPHOA1 on the pool board. May 25th pool will open and annual BBQ will be held 1-. May 18th is the pool clean up day. Annual Garage sale will be May 30,31 and June 1. Patti is looking for volunteers to help with beautification of our neighborhood. Plan on sending repeat landscape offenders a warning letter with association rules for landscape. Letters for other landscape violations will begin June 1.

President Craig Chismar-

1. Talked to a home appraiser- homes in our association are increasing ranging in the high 400,000 to low 500,000. Community pool continues to be of high interest to people looking to buy homes.
2. Craig updates Centralparkphase1hoa@weebly.com monthly, had 245 people visit site
3. Attended town hall meeting regarding Wayne Co Road, Craig is putting together a proposal request for 125,000 to aid in our

road repairs, Pacer Rating for our roads were “fair” . Craig has taken pictures of storm drains, curbs and roads to place in the proposal for funding. Once proposal is turned in County states short turn around time for walk through and approval. An update will be posted on website once decision is made

4. Craig continue to work with Vento Concrete to replace curbs.

Elections were held for office of President and Secretary. No residents were interested in running for open positions. Motion to re-elect Craig Chismar for president and Jennifer Raab for Secretary was made, residents seconded the motion and Chismar and Raab will remain on board for next two years

Meeting was adjourned at 80:45