Center & Park 2020 Annual Meeting Minutes

Due to Covid-19 issues the Board met in April & May via conference calls. We held our 2020 Annual meeting via video conference on June 24th 2020. The minutes for April, May and the June annual meeting have been combined as shown below……………

On behalf of your Board of Directors we wanted to thank everyone for their patience during the repaving of all of our asphalt parking lots and driveways. We are quite pleased with the quality of the work performed, and feel that besides being desperately needed, that it has greatly enhanced the overall aesthetics of the office park.

The 2019 & 2020 financial highlights were the expense of the parking lot overlay and the dramatic escalation of our annual insurance premiums. Our 2019 yearend cash position was $45,778 and on June 2020 it was $62,212. We are on track in 2020 to fund reserves at approximately $25,000. The Board always reviews multiple Insurance bids however we are now experiencing consistent premium escalations as well as increased deductibles. Currently our wind and hail deductible is approximately $50,000.**Given Colorado’s hail storm history, we feel we must highlight our significant deductible exposure. Though we hope we never have to ask our owners to cover any unforeseen deductible assessment, we feel it is prudent to inform all our owners, that should we experience damage from a hail storm, it is likely we would need to have a special assessment to cover the HOA’s deductible.**

At our annual meeting the Board approved the 2019 Annual Meeting Minutes. The Board members up for reelection were reelected to the Board. The following individuals make up the Center & Park Board of Directors

Todd Romsdahl President

David Sutphin Treasurer

David Lawrence Secretary

Ross Cohen

Carolyn Norblom

Although we were unable to meet in person, we held an informative meeting that provided an in depth review of the office park and the business issues related thereto. Two of our newer owners David Simmons and Cheryl Day attended the meeting and as always we welcome any owner to participate in any of our meetings.

On June 29th the Board will meet again to review and adopt The Responsible Governance Guidelines into our Condo Declarations. This will help bring our declarations up to date with current state guidelines as well as provide the Board with stronger enforcement mechanisms to deal with any potential violations of our declarations & covenants.

**We would like to remind everyone that our parking is extremely limited. Consequently we have strict parking guidelines that limit owner, employee and customer parking to 2.7 spaces per 1000 square feet of your unit. We have ample street parking available surrounding the complex, which allows for owners to have employees and customers to park on the street so as to not violate the parking limits.**

**We also do not permit overnight parking or outside or storage of materials. We would respectfully request that all owners and tenants & particularly those who occupy our Kenyon units DO NOT store equipment, cars or leave wood pallets etc in the driveway behind their units.**

**We do not permit smoking of Marijuana within the units or anywhere on the office complex. Please restrict cigarette smoking to an area that does not allow smoke exposure to neighboring units. We follow state guidelines on smoking so please be sure you adhere to those laws.**

In other business we have completed spring HVAC filter replacement and spring window washing. We have renewed our landscape contract with Designscapes CO and continually work with them to insure the complex maintains a good appearance. We will be discussing some minor painting needs and maintenance issues so as to keep the complex in a state of good repair.

With new roofs on all buildings, a brand new parking lot and a HOA Board comprised of owners like yourself, you can rest assured that we are committed to insuring that our office complex is being well maintained with the utmost attention to fiscal prudence. We welcome any comments or concerns you may have. As always please contact our manager Amy Keleman at [kelemanre@aol.com](mailto:kelemanre@aol.com) or at 303-422-1337 with any questions or concerns. **Please note our website address at**[**www.centerandpark.com**](http://www.centerandpark.com/)**The password is CP5814.**

Lastly we would like to thank our Manager, Owners and Board Members for their continued dedication to Center & Park. It is our sense of community that helps make our office park a special place for all of us to work. 