Minutes for Center and Park HOA Board on June 16, 2021

Financial report was read and accepted by all. The budget shows Fire Sprinkler expense that is actually a carryover from last year. Some budgeted expenses are seasonal and the expenses are budgeted an annual basis. Budget variances may appear due to timing of the expenses and payment of invoices.

One Owner is again late with the dues. We have a process in place and will contact the attorney at the appropriate time to begin legal recourse to collect the fees due the HOA if they are not received.

If there are any roof leaking issues please report to Amy ASAP. The roof was repaired recently and is under warranty. Reimbursement for any water damage to ceiling tiles is available.

TJ Properties is still assessing whether they can repair the broken mansards on the metal fascia of the buildings. If they cannot Amy will call another company to do the work.

TJ is replacing the air filters of the rooftop HVAC units now. They are shorthanded and will give Amy a schedule soon for the repair of the soffits.

Amy will be getting painting bids for the East doors on the 925 building and the soffits for the other buildings.

The units previously owned by Morton Publishing have been sold and the closing took place.

Unit 303 is for sale. They had a question regarding more handicap accessibility ramps closer to the units by a prospective buyer. It was agreed that if additional handicap ramps were needed it would be the responsibility of the new owners to install them. We believe the complex has accessibility now but if this becomes an issue for more discussion the association will consult an attorney for advice on compliance with ADA requirements.

The next meeting via Zoom was set for Aug 25, 2021 at 1 pm.

Respectfully submitted by Carolyn Norblom