Minutes for Center and Park HOA

September 21, 2021

Google video call included: Amy Keleman, Carolyn Norblom, Ross Cohen and David Suptin.

Financial Report

All looks on track. Missing about $6000 from Emtec which is behind in payments.

Collections

The attorney for Center and Park finally was able to serve notice to the owners of Emtec on Sept 20, 2021. An October court date has been set in our pursuit to collect back rental and assessment monies due to the association.

Painting

Romeo Quality Painting has accepted the job of painting the pedestrian doors, the garage doors and adjacent panels. They will also paint the soffits which were recently repaired. $19,600 is the amount agreed upon. Amy will meet with the owner to confirm the areas to be painted and to help choose the paint colors.

Snow Removal

Designscapes currently handles the landscape maintenance and the snow removal for the complex. They informed Amy that they are no longer doing snow removal.

This prompted a search for another company. A bid was obtained from a company called Evolve. They bid the job by the square foot and will plow when there is 3” of snow. They bid $2100 per occurrence. Last year we paid $500 on average per storm.

The second company was recommended by a company that Amy has used in Arvada and North metro. They recommended a company located in south metro in our area. Casey Landscaping has been in business for 38 years. They are located at Evans and Federal. As they do total property maintenance including snow removal they bid $11,700 for the year on an annual contract. In addition they will plow when there is 2” of snow.

We have approximately $12,000 budgeted for landscape and snow removal. It was agreed to drop Designscapes and go with Casey for all services. A set amount of expense was very attractive to the board and those present voted to move forward with Casey.

Insurance

Our insurance broker is still obtaining bids for the property insurance. Amy will call another meeting when the options are all available.

Meeting adjourned.

Carolyn Norblom, Secretary