

## CENTENNIAL GLEN HOA

### BOARD OF DIRECTORS MEETING

30 MARCH 2017

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held at 7:00 PM on 30 March at the Dougherty's home. All members were present except Mary Mykra.

#### ONGOING/COMPLETED PROJECTS:

- **SPRING LANDSCAPING/MAINTENANCE PROJECTS:** Our landscaping and maintenance schedule for 2017 is posted on the website. Robertson's will be performing general cleanup and mulching duties in the next few weeks, as well as the following maintenance:

**(1). PERIMITER FENCE:** Approximately 15 fence posts in the wrought iron fence along Centennial Blvd are leaning. Robertson's will remove the existing concrete, straighten the posts and panels, and install new concrete bases for \$1665. This project will begin next week, weather permitting.

**(2). FLUID SPOTS ON THE SIDEWALK:** One of the bobcats used by Robertson's to clear snow from our sidewalks was leaking hydraulic fluid and the fluid stained the sidewalks. Robertson's will clean the fluid spots on the sidewalks as soon as the weather permits.

**(3). SECURITY LIGHTS:** Robertson's replaced five (5) security lights along the exterior fence/wall that runs on the north side of Centennial Blvd that were damaged by vandalism. The lights cost \$105 each.

- **ARCHITECTURAL REVIEW COMMITTEE REQUEST:** As we move into the Spring and the Summer months, many of you may be engaged in various outdoor projects on your property. As a reminder, if you are planning to

make any changes to the exterior of your property, including landscaping, please forward your plan to the Architectural Review Committee for approval. Required forms are located on our website.

- **RESERVE TRANSFER:** We ended the year with a \$6243 surplus in our operating account. The Board transferred \$6000 to our reserve fund from the operating account. The Balance of the Reserve account is now \$57,000.
- **2016 TAX RETURN/2017 ANNUAL REPORT TO THE COLORADO SECRETARY OF STATE:** The Board filed appropriate documents with the IRS and the Colorado Secretary of State. We are a tax-exempt organization, so we are not required to pay taxes. Our annual HOA registration fee to the State of Colorado was \$10.
- **RECORDS RETENTION:** The Board reviewed all HOA documents, emails, homeowner files, and administrative records for compliance with our HOA Records Retention Policy (Resolution 2016-10). We are currently in compliance, and the Board will continue to monitor our records administration procedures to insure we remain in compliance.
- **SOLICITATION IN THE NEIGHBORHOOD:** We had an incident in the neighborhood last week of an individual going door to door, supposedly trying to sell magazines. When several homeowners told the individual they were not interested, he became very rude and confrontational. Centennial Glen Drive is a city street. Therefore, the HOA cannot prevent solicitors from entering the neighborhood even though we have “No Solicitation” signs posted on our entrances. However, individual homeowners certainly have a right to privacy, and may ask solicitors to leave their property. This incident was reported to the police.

- **DRONE FLYING IN THE NEIGHBORHOOD:** We recently had an incident in the neighborhood where one of our homeowners was operating a drone that raised privacy concerns for a neighbor. If you are considering operating a drone in the neighborhood, you need to consider/abide by the following guidelines.

**(1). Respect the privacy of your neighbors, being especially mindful of concerns raised by camera equipment onboard the drone.**

(2). Inform your neighbors if/when you will be operating the drone in the vicinity of their property.

(3). Insure you have the appropriate FAA licenses to operate the drone, especially if you are a business entity.

- **NEIGHBORHOOD WATCH:** If you notice any suspicious activity in the neighborhood, please call Officer Brent Ambuehl at 719-444-7246. He is our Neighborhood Watch representative at the CSPD.

**NEXT MEETING:** Our next Board meeting is scheduled for 26 April at 7 P.M. at the Dougherty's home.