

**CENTENNIAL GLEN HOA  
BOARD OF DIRECTORS MEETING  
22 March 2018**

The Centennial Glen Board of Directors meeting was held at 7:00 PM on 22 March at the Dougherty's home. All members were present except for Mary Myrka. Marilyn Lee, Howard and Rosa Mendelson were also present.

**I. Ongoing Projects**

**a. Reserve Transfer**

The transfer of \$10,000.00 into the reserves account is currently being held in the savings account pending CD rate increases.

**b. Security Issues**

- **Security Gate.** A quote for the addition of a gate to the pedestrian entrance was reviewed by the HOA board. The cost to add a gate came in at \$4,400.00. The cost did not include meeting ADA compliance requirements nor local regulatory approval. Based upon evaluating the cost and complexity of adding a gate vs. the potential deterrence, the HOA board decided to not move forward with this project.
- **Video Surveillance.** The addition of a video surveillance system has been explored. The cost and complexity of installing a system, managing it and potential HOA liability issues (more in the next bullet) make this endeavor impractical. The HOA board agreed to drop this project.
- **Council of Neighbors and Organizations (CONO) feedback on community security.** Lynn and Frank attended a recent CONO meeting and discussed the community security projects under consideration. CONO representatives strongly recommended that the CG HOA limit security initiatives to a neighborhood watch program. The CG HOA covenants do not include HOA responsibility for community security. Implementing security measures creates the potential for HOA liability. The CG HOA board determined our HOA lacks the resources (staff, budget...) to take on the burden of community security and taking on the potential liability associated with HOA ownership for security is not in the best interest of homeowners. Furthermore, the CG HOA board believes individual

homeowners and the neighborhood as a collective (neighborhood watch) must own security.

- **Neighborhood Watch Signs.** The board reviewed potential neighborhood watch signs and will work toward purchasing and installing these signs. A neighborhood watch sign that may be placed in the window of homes was reviewed. Attached to the minutes is a PDF copy of this sign for homeowners to print out and place in window or door.
- **CSPD Crime Prevention Through Environment Design (CPTED)**  
The CG HOA board discussed having the CSPD, CPTED team visit the neighborhood to conduct a security study. This initiative is under consideration. To learn more about this service offered by the CSPD please visit:  
<https://www.coloradocollege.edu/offices/campusafety/safety-programs-and-services/cpted.html>

**c. Ongoing items with the City of Colorado Springs**

- No update at the time of the HOA board meeting.

**d. Sprinkler System**

- Lynn and Robertson's will be conducting a walk of the neighbor to determine the appropriate location for new, more efficient sprinkler heads. The recommended replacement sprinkler heads are somewhat fragile and are therefore not appropriate for all locations.

**e. Board Meeting Procedures**

- It was noted that the date, time and location of CG HOA board meetings is located on the calendar on the CG website.

**II. Monthly HOA dues**

All homeowners are currently up to date. Thanks to all homeowners for the diligence.

**III. Council of Neighborhoods and Organization (CONO) Meeting**

As referenced in item b. in this month's minutes, Lynn and Frank attended a recent CONO meeting. CONO has served as an excellent source of guidance for board members as CONO representatives provide depth and knowledge in the full range of issues faced by homeowner's associations.

Issues associated with homeowners using Internet based short-term rental companies such as VRBO and Airbnb were discussed at the meeting. It was gratifying to know that our HOA covenants 6-month minimum rental requirement buffers us from the issues faced by many other communities.

#### **IV. Next HOA Board Meeting**

The next HOA board meeting is scheduled for April 26<sup>th</sup> at 7pm at the Dougherty's. All homeowners have an open invitation to attend these meetings. In addition, the HOA is considering hosting a near-term community event. If you have any recommendations or are interested in assisting, please reach out to a board member.

# NEIGHBORHOOD



# WATCH

Colorado Springs Police Department  
Neighborhood Watch

