

**CENTENNIAL GLEN HOMEOWNERS ASSOCIATION**  
**Wednesday, September 19, 2018**  
**Board Meeting Minutes**

The Centennial Glen Board of Directors meeting was held at 7:00 PM on September 19<sup>th</sup> at the Dougherty's home. All members were present with the exception of Mary.

**I. Ongoing Business**

- Centennial Blvd Traffic Study
  - Lynn and Frank attended a meeting to discuss Centennial Blvd traffic issues with the head of Colorado Springs Traffic Engineering.
  - Traffic Engineering has agreed with our assertion that traffic mitigation was warranted. They currently intend to add all-way stops at the intersections Centennial Blvd and Allegheny (at Centennial Glenn) and Centennial Blvd and Orchard Valley Road. In addition, an all-way stop and cross walk will be added at the intersection of Orchard Valley Road and West Woodmen Road.
  - Implementation of the new traffic control measures is expected to be completed in late Fall of this year.
  - While Traffic Engineering supports the traffic remediation implementation as defined, they did receive a letter of complaint associated with the plan from a Centennial Glen homeowner and will host a meeting at the local firehouse on September 26<sup>th</sup> to allow neighbors to voice their opinions.
- 2018 Centennial Glen Homeowners Meeting
  - The meeting will be held on Monday November 5<sup>th</sup> from 7pm to 9pm at the Rockrimmon Library.
  - The HOA Board discussed the agenda for the meeting and the associated documents that need to be created and published before the meeting.
- HOA Financials
  - While the period of summer rain that we experienced assisted us in bringing our water utility expenses closer to budget, the current heat wave that we are experiencing may be a budget challenge.
- HOA Insurance Coverage
  - Most of the changes to the HOA insurance policy have been finalized. The remaining fidelity liability policy is near completion.

**II. New Business**

- Centennial Glen Resident Information and Communication Survey
  - A survey of CG homeowners was conducted during the annual Ice Cream Social.

- Members were polled for inputs related to the effectiveness of our communications, website and opportunities for improvements.
- Those polled provided a number of insights which the HOA Board reviewed at the meeting.
- Some of the recommendations such as adding text message alert notifications to our current email alerts are expected to be implemented prior to the end of the calendar year.
- We will review additional recommendations at the annual meeting.
- Thanks to all who shared their insights.

- Waste Management Issues
  - The string of missed trash pick-up days was discussed.
  - Lynn has expressed our concerns to Waste Management.
- Centennial Glen HOA Strategic Plan
  - The HOA Board agreed that a long-term plan for the community should be developed.
  - The plan will be developed during 2019.
  - The HOA Board will solicit homeowners to volunteer to work on the plan.

### **III. Next HOA Board Meeting**

- The next HOA Board meeting will be held on October 18<sup>th</sup> at the Dougherty's home and will start at 7pm.

### **IMPORTANT NOTE TO HOMEOWNERS:**

Vigilance in home maintenance is a must for retaining and growing home and neighborhood value. It is also a requirement in our HOA covenants. The need for painting and stucco repair is of particular concern. This is a gentle reminder to homeowner to assess the condition of their properties and to complete necessary maintenance prior to the onset of Winter. Letters of noncompliance will be issued to homeowners with properties in need of maintenance.