

**CENTENNIAL GLEN HOA  
ANNUAL MEETING MINUTES  
NOVEMBER 5, 2018**

The Centennial Glen Annual HOA Meeting was held at the Rockrimmon Public Library on November 5, 2018 at 7 PM.

**1. Neighborhood Watch Update - Colorado Springs Police Department (CSPD) Presentation**

- a. Officer Chris Ausec of the CSPD conducted a presentation and discussion session with the attendees.
- b. Officer Ausec presented Centennial Blvd traffic study data and reporting information from officers assigned traffic duty in the area. The information presented seemed to be counter to the experience of the group are related to typical traffic speeds on the boulevard. CSPD will continue to monitor the situation and Traffic Engineering will implement speed remediation programs.
- c. Officer Ausec conducted a brief presentation on home security. Recommendations included keeping garage doors closed, never leaving keys nor garage door openers in cars, trimming back bushes around homes and installing window well covers. The CSPD is available to visit homes to conduct a security audit.

**2. Election of the 2018 Centennial Glen HOA Board of Directors**

- a. Six HOA Board Candidates were introduced. Voting ballots were provided to homeowners and were completed during the meeting. The results were compiled and presented to the meeting attendees.
- b. A quorum was present for a valid election.

**3. Approval of 2017 Annual Meeting Minutes**

- a. HOA members approved the minutes of the 2017 Annual Meeting.

**4. Homeowner Education – CG Website & Communications Survey**

- a. Bill Tomeo stepped attendees through the navigation of and information on the Centennial Glen HOA website and the results of a communications survey that was conducted during this year's Ice Cream Social event.
- b. The website review included how to navigate the site to locate HOA Board Meeting Minutes, Community Calendar, Trash/Recycling schedule, Landscaping Maintenance Landscaping Plan, HOA Documents and HOA Financials (in the password secured section)
- c. The annual cost for the community domain name registration is approximately \$25.00. The website hosting cost is free based upon the advertisements that are pushed to web pages. The cost for ad-free hosting is approximately \$5.00 per month.

Members declined spending the extra \$5.00 per month for an ad-free site when asked.

- d. Based upon member input from the communications survey HOA board meeting minutes sent out via email now include a link to the document on the website in addition to the attached PDF file.
- e. Another member request from the survey was having notification alerts sent via text messaging in addition to email. Attendees were offered the opportunity to sign up for this capability by providing their name, mobile phone number and the name of their mobile service provider. **If you did not attend the meeting and would like to be provided with text message alerts, please respond to this email with your name, mobile phone number and mobile service provider.**

## 5. Reports of Officers

### a. Accomplishments

- i. Continued efforts to remain transparent and to keep homeowners informed
  - Funded \$10,000 to Capital Reserve for year 2017 – Current balance \$68,155
  - Closely monitored expenses to reduce costs and stay on budget
  - Renegotiated trash removal contract
  - Issued updated Neighborhood Directory
- ii. Neighborhood Watch signs placed along exterior fence
- iii. Worked with District #1 City Councilman Don Knight, City of Colorado Springs and other HOAs
  - Sidewalk issues – sidewalk shaving completed in early 2018
  - Street and curb issues – problem at 7455 should be completed by year end
  - Speeding on Centennial – City installing crosswalks and four-way stops at Centennial and Allegheny
  - Mud flowing onto Centennial below our neighborhood – City completed work on this project in early October
- iv. Met with County Commissioner Stan VanderWerf regarding dust coming down on our neighborhood from the quarry – still waiting for follow-up from El Paso County
- v. Reviewed HOA Records to assure compliance with record retention policy
- vi. Board participated in multiple CONO (Community Organization of Neighbors) meetings that covered HOA issues and regulations – very helpful in assuring compliance with state Regs and current issues
- vii. Reviewed and updated HOA insurance coverage based on CONO recommendations.

- viii. Worked closely with Robertson's on sprinkler system problems to better maintain the turf
- ix. Encouraged homeowners to perform upkeep and maintenance of exterior of homes

**b. Capital Reverse Study & Funding**

- i. Lynn presented a review of the Capital Reserve Study, changes in the asset base such as the sprinkler control system, the 2018 funding added to the account and the planned 2019 funding.
- ii. A deposit of \$10,000 was made this year and \$15,000 is planned for next year. While the current balance is short of the ideal reserves, the current plan is closing the gap.
- iii. The full presentation is available on the community website.

**c. 2018 Financial Results**

- i. Lynn presented the P/L and Balance sheet financials through the third quarter of this year.
- ii. The expenses are in line with the budget with the expectation that landscaping maintenance costs current in excess of budget will come in line with the annual budget as the budget for this expense was back loaded and expenses for the category will be lower than budget for the last quarter.

**d. 2019 Goals / Projects**

**i. Complete 2018 Projects**

- Work with CSPD on Crime Prevention Through Environmental Design
- Continue efforts to control expenses – Utility rates continue to go up

**ii. 2019 Projects / Initiatives**

- Continue to keep common areas looking good – Consider installing rock and reducing amount of mulch used annually
- Initiate Strategic planning process for the neighborhood
  - The HOA Board is recruiting members for a planning committee that will develop a long-term plan for the community
  - **Please contact the board if you are interested in participating**
- Fund 2018 Reserve Contribution & Review Reserve Study funding options for 2019 & future years
- Continue participating in CONO monthly HOA Support Group Meetings
- Review HOA Records for compliance with HOA record retention policy
- Continue working with City and Council on traffic calming, and street, curb issues

- Work with County Commissioner to control dust flowing into neighborhood from quarry
- Initiate improvements to website
- Schedule ice cream social or neighborhood barbecue
  - Attendees provided a hand vote for scheduling a neighborhood barbecue next year. The decision was made to hold a neighborhood barbecue event next summer.

**e. Major Expenses/2019 Budget/ Establish Annual Dues**

- Lynn review current and project expenses for 2018, major expense items and the proposed budget for 2019.
- Graphs of the two major expenses, Landscaping and Utilities were presented. Both are being effectively managed particularly considering the continued increase in utility rates.
- A table containing the actual expenses for 2017, 2018 expenses September YTD, the projected 2018 annual expenses and the proposed budget for 2019 was presented. A net surplus of approximately \$2,000 is projected for 2018. The budgeted expenses for 2019 are forecasted to increase by approximately \$1,900.
- Based upon the 2019 budget presented the monthly HOA dues will remain at \$175.00.

**6. Questions & Answers**

**7. HOA Board Election Results**

- a. The Election Committee announced the results. Our new Board members for 2019 are Lynn Dougherty, Maxine Martinez, Mary Mykra, Bill Tomeo, and Frank Wille.
- b. Following the meeting our newly appointed Board convened briefly to elect officers. Lynn Dougherty was elected President, Mary Mykra was elected Treasurer and Bill Tomeo was elected Secretary.

**8. The meeting was adjourned**

