

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION
Wednesday, January 30, 2019
Board Meeting Minutes

The Centennial Glen Board of Directors meeting was held at 7:00 PM on January 30th at the Dougherty's home. All members were present.

I. Review Year-End 2018 Financials, Status of 2018 Dues

- 2018 Financials
 - The HOA board reviewed the year-end financials for 2018, 2019 budget and Reserve Transfer plan. A PDF copy of the documents is attached in addition to the copy available on the CG Website in the password protected section.
 - The year-end expenses were very close to those presented at the November Annual HOA Members meeting. The landscaping costs finished approximately \$1,600 above the projection for these services.
 - The 2019 budget remains unchanged.
 - All HOA dues are current and a number of homeowners have paid their 2019 dues for the full year. Thanks to all!

II. Reserve Transfer

- The 2019 annual budget includes a \$15,000.00 transfer to the HOA reserves account. The HOA board agreed to follow last year's process which was to finalize and deposit the reserve transfer in the month of March.

III. Architectural Committee

- The members of the 2019 Architectural Committee are Terry Lee, Lynn Nelson and Brad Shanks.

IV. Covenant/Bylaws Review – Short-Term Rentals

- The HOA board reviewed the short-term rental ordinance, recently enacted by the Colorado Springs City Council. This measure was the result of issues arising from AIRbnd and VRBO type rentals. The Centennial Glen leasing covenants specifically restrict homeowners from renting or leasing properties for a period less than 180 days.
- A copy of the review document is included with this email and is available on the CG Website.

V. On-going items with the City of Colorado Springs

- Curb/Sidewalk at 7455

- The curb and sidewalk repair request at this location has finally been completed. Thanks goes to City Councilman Don Knight for supporting our request and having the job moved to a high priority in the repair schedule.
- **Stop signs/crosswalks at the corner of Allegheny and Centennial Blvd.**
 - As we all know, the requested all-way stop and crosswalks were installed at the wrong location on Centennial Blvd. Councilman Knight has committed to follow up on the original commitment.

VI. On-going item with El Paso County – dust from the quarry

- Follow up on this item continues to be a point of frustration as the issue has now been punted over to the Health Department who has yet to respond to our requests.

VII. Plan COS/Strategic Plan

- The Colorado Springs Strategic study for the future of the community is available on the City website. CONO has been requested to present the plan at a future meeting.

VIII. Annual Registrations – DORA and Secretary of State

- Annual homeowner's licenses and registrations are in the process of being filed.

IX. Website changes / Text messages for alert notifications

- The text message notifications for alerts for all of those who requested this service have been set up and a test message was sent on Sunday, February 3rd. **IF YOU WOULD LIKE TO BE ADDED TO THE TEXT MESSAGE ALERT DISTRIBUTION, PLEASE RESPOND TO THIS EMAIL WITH: YOUR NAME, CELL PHONE NUMBER, CELL PHONE SERVICE PROVIDER.**
- A section will be added to the CG HOA website for property owner educational items.

X. Landscaping and Maintenance Planning

- Robert will be invited to a future HOA Board meeting to review the annual plan and to get feedback on various opportunities to improve the services.

XI. Records Retention

- Lynn is currently working through the arduous task of reviewing all CG HOA documents including 1000's of emails. These documents must be sorted by category and retained or disposed of in compliance with numerous statutes.

XII. Other Business / Discussion Topics

SNOW REMOVAL: PLEASE NOTE THAT ROBERTSON'S IS REQUIRED TO REMOVE SNOW WHEN THE ACCUMULATION IS 3" OR MORE.



CENTENNIAL GLEN STRATEGIC PLAN – CALL FOR VOLUNTEERS!!



WE ARE IN NEED OF VOLUNTEERS TO DEVELOP THE COMMUNITY LONG-TERM STRATEGIC PLAN. PLEASE RESPOND TO THIS EMAIL OR CONTACT AN HOA BOARD MEMBER IF YOU WOULD LIKE TO VOLUNTEER.

PREDATOR ALERT!!!



PLEASE BE CERTAIN TO MONITOR YOUR PETS WHEN OUTSIDE OF YOUR HOME. AS YOU KNOW A DEER WAS RECENTLY KILLED BY A PREDATOR. IN ADDITION, DURING THE PAST WEEK A DOG WAS ATTACKED (FORTUNATELY SUFFERING ONLY A MINOR INJURY), A RABBIT SKIN WAS ALL THAT REMAINED OF THE ANIMAL WHEN FOUND IN A BACKYARD AND A LIMB TORN OFF A DEER WAS FOUND IN YET ANOTHER YARD!

XIII. FEBRUARY HOA BOARD MEETING

- The next HOA Board meeting is scheduled on February 27th at 7:00pm at the Dougherty's home. All members are invited and welcome to attend.