

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

27 MARCH 2019

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held at 7:00 PM on 27 March at the Dougherty's home. All members were present except Mary Mykra, Bill Tomeo, and Brad Shanks. Marilyn Lee, Ernie Pyle, and Robert Elliot from Robertson's Landscaping were also present.

COMPLETED BUSINESS:

- **2018 TAX RETURN:** The Board filed appropriate documents with the IRS and the State of Colorado. We paid \$46 in State and Federal taxes. Taxes were paid on interest income earned from our reserve account.
- **ANNUAL REGISTRATIONS – DORA & COLORADO SECRETARY OF STATE:**
The Board submitted required HOA registrations to DORA and the State of Colorado.
- **TEXT MESSAGE ALERT NOTIFICATION:** Our text message notification system is now in operation. This was established based on homeowner inputs and requests. If you are not receiving the notifications and would like to in the future, please notify Bill Tomeo. He'll add you to the list. You can also just respond to this email to get added.
- **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.

ONGOING BUSINESS:

- **ARCHITECTURAL REVIEW INFORMATION/OWNER EDUCATION:** As we move into the Spring and the Summer months, it's a good time to review our architectural review process. 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. Additionally, attached to these minutes is a copy of our architectural restrictions and approval process. This information was summarized from Article 6 of the Covenants and HOA Resolution 2016-11.
- **WASTE MANAGEMENT RECYCLING FEES:** The recycling commodities market has recently gone through an economic downturn. One of the main drivers of the downturn is the volume of trash mixed with the recycle material. This can cause a rejection of the shipment at the receiving destination. For example, much of our recycling from the U.S. is shipped to China. China will only accept recyclables with contamination levels less than 1%. Dirty shipments are sometimes returned to sender. The end result is recyclables have become an expense instead of a revenue for waste management companies. To adjust, our provider, Waste Management, has instituted a Recyclables Materials Offset Charge. The charge for Centennial Glen is \$70 per month, or approximately \$1.50 per household. Waste Management is focused on increasing the quality of recyclables to insure long term sustainability of recycling. We can do our part by making sure we only recycle appropriate items and avoid mixing trash. We have included a list of items appropriate for recycling and those inappropriate for recycling

on the website in the Maintenance section where info on Waste Management is located. Please help so we can recycle prudently and not contribute to the problem.

- **INSURANCE COVERAGE:** Insurance certificates for the HOA are posted on the website in the Financials/Insurance section. This section is password protected, so if you need the password please contact one of our Board members. Coverages include liability coverage for the HOA in case of accident on our common property, liability coverage for the Board members, and a fidelity bond to protect our accounts. The Board is currently in the process of negotiating coverage for the replacement of common property (including the fence and monuments). Members of the Board will be attending a special session on HOA insurance requirements at CONO on 13 April. We have invited our insurance agent to attend with us and will keep you posted.
- **PLAN COS/STRATEGIC PLAN:** The Board was scheduled to attend a meeting at CONO this past month with the Colorado Springs city planners. The meeting was scheduled to discuss “Plan COS”, the city’s long term strategic plan and how the plan interfaces with and affects our HOA. The meeting was cancelled due to weather and will be rescheduled in the future. The Board will keep you posted as more information becomes available. In the meantime, we are still soliciting volunteers to serve on a Strategic Planning Committee for the HOA. What do we want the HOA to look like 5, 10, 20 years in the future? If you are interested in serving on this committee, please let one of our Board members know or simply reply to this email and we’ll sign you up!
- **RESERVE TRANSFER:** The Board will transfer \$15,277 to our reserve fund in the next few weeks. This was discussed at the annual meeting. The Balance of the Reserve account will then be \$83,376.

- **HOMEOWNER RESPONSIBILITIES FOR PROPERTY MAINTENANCE:** As a reminder, homeowners are responsible for accomplishing periodic maintenance to the exterior of their homes, including, but not limited to, stucco repair, painting, deck staining, and driveway/sidewalk repair. This is required to maintain the overall appearance and property values of the neighborhood, as well as demonstrate pride in Centennial Glen.

NEW BUSINESS:

- **SPRING LANDSCAPING/MAINTENANCE PROJECTS:** The landscaping and maintenance schedule for 2019 is posted on the website. Robertson's will be performing general cleanup duties in the next few weeks. They will also do spring pruning, turf aeration, off lawn herbicide, and turn on the sprinklers in April. The sprinkler schedule for 2019 is now posted on the website. Expect watering twice a week initially. Also, the Board has asked Robertson's to delay putting out new mulch until after the spring cleanup work is complete. We are considering replacing the mulch with rock in several areas to save money in the long term. The Board and Architectural Committee will do a walk-thru after the cleanup work is completed to identify the most promising areas for replacement.
- **ROAD WORK ON ROCKRIMMON BLVD:** The city will be performing extensive repair and maintenance work on Rockrimmon Blvd beginning this Spring. A meeting is scheduled at the Rockrimmon Library on 1 April from 5:30 P.M. to 7:00 P.M. to provide an overview of the work. All are welcome to attend.

NEXT MEETING: Our next Board meeting is scheduled for 24 April at 7 P.M. at the Dougherty's home. Please let Lynn know if you plan to attend.

