

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION
Wednesday, April 24, 2019
Board Meeting Minutes

The Centennial Glen Board of Directors meeting was held at 7:00 PM on April 24th at the Dougherty's home. All HOA board members and all members of the architectural committee were present except for Lynn Nelson.

I. Ongoing Business

- Landscaping / Maintenance
 - Landscaping and property maintenance activities are underway. The lawn irrigation system has been activated and heads tested.
 - Aeration will be taking place.
 - Feeding and weed control is expected to be done in early May. Homeowners will be notified when the treatment is done.
 - Clean up, mulching and rock work is planned.
- Waste Management
 - Lynn is working with Waste Management over billing issues.
- Stop Signs and Crosswalks on Centennial Blvd at the Allegheny entrance to Centennial Glen
 - A recent email from Don Knight indicated that the stop signs and crosswalks will be installed within 10 – 14 days.
 - The effectiveness of these traffic controls will be evaluated after one year
 - CG homeowners should exercise caution when proceeding through the intersection until local motorists become familiar with the controls
- HOA Insurance Coverage
 - All insurance policies are in place
 - Lynn and Frank attended a CONO seminar and are reviewing our coverage based upon the discussion
 - Switching to an insurance broker that specializes in HOAs is also under consideration
- Plan COS/Strategic Plan
 - The CONO meeting scheduled to present the COS Strategic Plan was postponed due to snow last month
 - The presentation will be held at the May 9th CONO meeting

II. New Business

- 1st Quarter Financials
 - The HOA board reviewed the Q1 2019 financials. ***Copies are attached to this email and posted on the CG Website in the password protected section***
 - Liabilities listed on the Balance Sheet are prepaid HOA dues
 - The P/L reflects the lower expense seasonality associated with the Winter months
 - The income budget will support increased expenses for landscaping and watering during the coming months
 - The planned \$15,300 transfer to the reserve fund was completed in March and will be reflected in the 2nd Quarter financials
- Neighborhood Barbecue
 - Based upon homeowner requests a neighborhood barbecue is under consideration for this summer
 - July 13th and 27th are being floated as proposed dates for the event
 - **PLEASE RESPOND TO THIS EMAIL WITH YOUR FEEDBACK ON JULY 13th 27th OR ALTERNATIVE DATES**



- Business Policies Updates – Covenant Enforcement/Collections Policies
 - A review of the existing policies has resulted in the need to increase the specificity of the covenants
 - The attached Resolutions #2019-7 and #2019-9 were reviewed by the HOA Board and are now open for homeowner input
 - ***Copies are included with this email for your review***
 - **PLEASE RESPOND TO THIS EMAIL WITH ANY INPUTS**
 - The HOA Board intends to approve the resolutions at the May HOA Board meeting

- Protection of Personal Data
 - A policy is under consideration to address the requirements of the Colorado Breach Notification Requirements: HB 18-1128 (***copy attached***)
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III. Next HOA Board Meeting

- The next HOA Board meeting will be held on May 24th at the Dougherty's home and will start at 7pm.

IMPORTANT NOTE TO HOMEOWNERS:

Homeowners are gently reminded to seek architectural committee approval for all exterior property upgrades, modifications and improvements

Attachments:

- Centennial Glen HOA Q1 2019 Financials
- Resolutions #2019-7, #2019-9
- HB 18-1128