

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION
June 24, 2020
Board Meeting Minutes

The Centennial Glen Board of Directors meeting was held at 7:00 PM on June 24th via a WebEx meeting. All HOA Board members were in attendance except for Doug Rees, Architectural Committee members except for Brad Shanks were in attendance.

I. Ongoing Business

- **Legislative Update**
 - Good News! The DORA driven, proposed house bill (1333) to implement all of the recommendations from DORA's sunset review of the licensing of CAMs failed. The second DORA driven house bill (1200) dealing with expanding DORA's authority to investigate and enforce complaints also failed. It was amended to permit DORA to keep its HOA Information and Resource Office.
 - We owe Frank our thanks and gratitude for the efforts that he put forth to educate and influence the decision makers.
- **Reserve Transfer for 2019**
 - Our current cash balance is in good shape, however based upon potential expenses the board agreed that holding off on transferring the planned reserve funds is the prudent course of action at this juncture.
- **Rock Mulch Installation**
 - Members of the HOA board and Architectural committee will walk the neighborhood to assess the potential to replaced mulched areas with rock. This activity has been completed.

II. New Business

- **DORA Information and Resource Center**
 - DORA has launched a new website containing short presentations and informational content on HOA management.
 - HOA board members were requested to review the website.
 - <https://sites.google.com/state.co.us/hoaboardmembereducation/hoa-education-modules?authuser=0>
- **Speeding Motorcycles & Cars on Centennial Blvd**
 - Lynn has continued to be in contact with the CSPD about the speeding and noise issues on Centennial Blvd.
 - CSPD has monitored traffic patterns and has concluded that moderate speeding is happening during typical to and from work time windows.
 - This information has been escalated to CSPD traffic enforcement.
- **Dead Trees**
 - We have several trees in the common areas and on homeowner properties that did not survive or were damaged by weather conditions.
 - It was recommended that we wait until after July 4th to assess the damage,

- The HOA is responsible for the removal of all dead trees independent of location within the community.
- The HOA responsible for remediating dead tree locations in common areas and homeowners are responsible for the replacement of dead trees on their properties.
- Trees and shrubs are not included as assets in the reserve fund. We may need to establish a separate reserve to cover these types of potential expenses.
- In addition to reviewing the mulch to rock situation, the team including Robert from Robertson's will review the tree situation during the neighborhood walk.

- **Cleanup**
 - Robertson's has made one pass at cleaning up pine needles and will need to complete a second pass to finish the job.
- **Sprinkler Heads**
 - Lynn has been running around the community repairing damaged, misaligned, and poorly operating sprinkler heads.
 - A request has been submitted to Robertson's to complete a thorough survey and repair of sprinkler heads.
- **Mowing Issues**
 - This year's crew from Robertson's has been doing a less than satisfactory job in mowing.
 - This issue has been escalated to Robertson's management for resolution.
- **Neighborhood Barbecue**
 - Based upon the Covid-19 situation, we will not plan to have a community barbecue at this time.

III. HOA Board Education

- a. Lynn presented a document that he created which provided a comparison of our document retention and destruction policies and practices to regulatory requirements.
- b. Our current document retention and destruction policies meet or exceed all regulatory requirements.

IV. July HOA Board Meeting

- c. The July HOA Board Meeting will be held on July 22nd at 7:00pm and will be conducted online.