

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION

August 26, 2020

Board Meeting Minutes

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held virtually at 7:00 PM via Cisco Webex on 26 August 2020. All members participated except Brad Shanks, Terry Lee, and Lynn Nelson. Several homeowners, including the Campagna's and Mason's also participated.

I. Ongoing Business

▪ Reserve Transfer

- The Board is conducting its annual review of our Reserve Study. The scheduled transfer of reserve funds is on hold pending completion of the Board's review. More to follow.

▪ Speeding Motorcycles / Cars

- As many of you know, the Board has been actively working with the Falcon Division of our police department to address on-going speeding issues on Centennial Blvd. We have attempted, without success, to get a police presence in the vicinity of our neighborhood. Because of this lack of response, we have contacted Councilman Don Knight for assistance. Don Knight has agreed to contact the Chief of Staff of the City to see if we can get a police presence to help slow the traffic.

▪ Dead Tree Removal / Trimming

- The city has removed all the dead trees (15) in the area between the sidewalks and Centennial Glen Drive. This was done at no cost to us. The Board has solicited bids to remove the remainder of the dead trees from homeowners' property (13) as well as (2) trees on common property. Robertson's had the most competitive pricing for removal and trimming. Besides the removal of dead trees, we have 6 damaged ash trees that need trimming. We anticipate removal and trimming operations to be completed in September. This work has since been completed. More to follow.

▪ Mulch / Rock Installation

- The Board is still working with Robertson's to develop a phased approach to rock installation in the common areas. In the long run, replacing mulch with rock will be a cost saving measure.

▪ Sprinkler System

- As our sprinkler system ages, we must devote more and more attention and resources to system maintenance. The Board has been actively involved in this process. During our annual review of the Reserve Study, the Board will specifically look at reserve funding to maintain our infrastructure, including common area trees and shrubs and our sprinkler system.

II. New Business

▪ Annual Homeowners Meeting

- The 2020 Annual Meeting will be held virtually on Thursday, 5 November at 7 P.M. A link will be sent to all homeowners prior to the meeting.

- **Election of 2020 HOA Board of Directors**

- This year's election will be held by Absentee Ballot and Proxy due to the COVID epidemic. If you are interested in running for the Board, please contact one of our current Board members. Serving on the Board is a great way to give back to the community. Expect more to follow.

- **Resolution 2019-9 Regarding the Collection of Unpaid Assessments**

- Resolution 2019-9 has been updated to include information required by the Colorado Common Interest Ownership Act (CCIOA). A copy of the updated Resolution is attached to these minutes for your review and comments. If you have any inputs, please forward them to one of our current Board members.

- **Architectural Issues**

- The Board discussed the importance of architectural compliance. Architectural requests should be approved before any exterior and/or landscaping work is completed, and the work should be completed in a timely manner once approval is received. To maintain the integrity of the neighborhood the Covenants require the exterior of all residences be kept in good condition. If stucco is cracked or falling off your house or garage, please address it as soon as possible. Also, any garage doors needing paint should be painted.

III. HOA Board Education

- No specific topic was presented this month however the Board was encouraged to visit the DORA website to review some of their educational presentations.

IV. September HOA Board Meeting

- Our next Board meeting is tentatively scheduled for Wednesday, 30 September at 7 P.M. It will be held via Webex online.