

CENTENNIAL GLEN HOA
BOARD OF DIRECTORS MEETING
30 SEPTEMBER 2020

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held virtually via Webex at 7:00 PM on 30 September. All members participated.

NOTE: Please remember that Architectural Requests must be submitted and approved before any work on a project begins not after the work is done.

ON-GOING BUSINESS:

- **2020 ANNUAL MEETING/BOARD ELECTION.** Our annual meeting is currently scheduled for 12 November 2020 at 7 P.M. It will be held virtually via Webex. A link will be sent to all homeowners prior to the meeting. We attempted to schedule the Rockrimmon Library for the meeting as we have done in the past, however the library is not allowing meetings in their facility due to COVID. Our election of the 2021 Board of Directors will also be completed on 12 November. Results of the election will be announced at the meeting. The election will be different this year due to COVID and the virtual nature of the annual meeting. We will vote via Absentee Ballot, (or by proxy if you choose to do so). Absentee Ballots and a Proxy Assignment form will be mailed to each homeowner well in advance of the meeting (not later than 10 days before the meeting). We encourage each of you to complete an Absentee Ballot or proxy appointment form and return it to Lynn Nelson prior to the meeting. Lynn is a member of our Election Committee. Her address is 7455. **If you are interested in running for the Board please let contact a current Board member. It is a great opportunity to serve your neighborhood.**
- **RESOLUTION 2020-9 REVISION.** The Board adopted Resolution 2020-9, Collection of Unpaid Assessments at the meeting. If homeowners receive a notice of late or unpaid assessments, they will be given the contact

information (normally the Treasurer or HOA Accountant) for the person they should contact to resolve the issue as well as a copy of the Homeowner's account ledger detailing the amount of the amounts due. Resolution 2020-9 will be posted on the website. We received no inputs from homeowners during the period of comment prior to adoption.

- **ARCHITECTURAL ISSUES.** Two items were discussed: A revision to the Architectural Request form, and a revision to Resolution 2016-11. The Architectural Request Form was modified to include a requirement to normally complete requested changes within 30 days of approval by the Architectural Review Committee. This includes items such as landscaping, stucco repair, and minor exterior projects such as painting, or garage door replacement. If proposed changes are not completed within 30 days, the homeowner must re-submit the request for approval. The new form will be uploaded on our website and is included as an attachment to these minutes. An update to Resolution 2016-11 was also accomplished at the meeting and the draft is included as an attachment to these minutes for homeowner review and comment. The changes are highlighted in red. Please let one of our Board members know if you have any suggested inputs to the Resolution prior to our next meeting on 28 October.
- **REVISED RESERVE STUDY.** The Board discussed our recently amended reserve study. In accordance with our Amended Bylaws, 23 March 2018, and Resolution 2016-4, the Board of Directors led by Lynn Dougherty, conducted a Bi-Annual Review of our initial/supplemental reserve study. Our existing study was completed in 2016. We determined our existing reserve funding is adequate, however we did modify the study to make it a more meaningful planning document. Our initial study included an allocation of approximately \$15,000 every 4 years (beginning in 2016) to paint our perimeter fencing. The fencing is steel, and we do not intend to ever paint it. We are concerned with peeling from sun exposure, making the fence a potential eyesore. Additionally, the study included an expense of approximately \$8,700 to replace 2 sprinkler controllers. We replaced the controllers last year with a single, higher technology controller for \$1200. We therefore removed fence painting from our common property

inventory and replace the sprinkler controller line item with the higher technology, less costly controller. We then reallocated the money to a more meaningful line item – infrastructure maintenance (replacement of trees and shrubs on common property/sprinkler system repair and replacement, etc.). We ran the new funding forecasts with the above items removed/added through 2045 and determined the status of our reserve account to be funded for 2020 at 89%. We are in good shape. This updated reserve study will be presented to all homeowners at the annual meeting. We will need to fund approximately \$11,000 in 2021 to maintain our funding level.

- **SPEEDING MOTORCYCLES/CARS.** Lynn has been working aggressively with the Falcon Division of the CSPD and our City Councilman, Don Knight on this issue. Don is scheduled to meet with the City's Chief-of-Staff to further discuss potential solutions. More to follow.
- **DEAD TREE REMOVAL/TREE REPLACEMENT OPTIONS.** As of this meeting, 33 dead trees have been removed from both common and homeowner property, and our damaged Ash trees have been trimmed. Six other damaged Ash Trees have been trimmed. Routine trimming and pruning will be performed in the near future. We are not planning on replanting until Spring due to deer activity in the fall, lack of watering in the winter and lower tree inventory. If you would like to plant this fall you may do so. Robertson's can perform this for you. If you want to have someone else do the work, you will need to submit an Architectural Request Form for approval before any work can be started. Additionally, we are looking at options to replace some of the dead trees on common property with boulders/other landscaping. We are getting estimates from Robertson's and other local companies. A new list of approved plants and bushes is posted on the website. Ash trees have been removed from the list.

BOARD MEMBER EDUCATION – ARCHITECTURAL DESIGN GUIDELINES: Lynn presented guidance contained in our governing documents regarding architectural design guidelines. Board member education is normally included as an agenda item in our monthly meetings.

NEXT BOARD MEETING. Our next Board meeting will be held virtually on 28 October at 7 P.M. via Webex. A link will be sent to all homeowners.