

CENTENNIAL GLEN HOA
BOARD OF DIRECTORS MEETING

27 January 2021

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held virtually via Webex at 7:00 PM on 27 January. All members participated except for Lynn Nelson. Dave Donelson, Colorado Springs City Council candidate, also attended.

ON-GOING BUSINESS:

Lynn introduced Dave Donelson, one of the candidates running for City Council, District 1. Dave said a few words about himself and talked briefly about his platform. His website is davedonelson.org.

NEW BUSINESS:

DECEMBER 31, 2020 FINANCIAL STATEMENTS: The 4th Quarter and Year End financial statements were reviewed by the Board. They are now posted in the Financials/Insurance Section of the website. (If you need the password to access this section, please contact a Board member). Overall, our financial health is good. Our water bill for the year was approximately 10% higher than budgeted, so our net ordinary income was \$9810.94 instead of the planned \$11,636, but we were still able to make a reserve contribution at year's end.

2020 RESERVE TRANSFER: The Board transferred \$9K into our reserve funds.

2021 ARCHITECTURAL COMMITTEE. The Board appointed the 2021 Architectural Committee. Committee members are:

LYNN NELSON - 7455

TERRY LEE - 7446

BRAD SHANKS - 7205

Much thanks for volunteering to serve again in this important function!

TRASH/RECYCLE OPTIONS: Our current contract with Waste management expires on 30 April 2021. As most of you know, we have not been pleased with Waste Management because of numerous service delays over the past several years. We have given notice that we intend to cancel our service at the contract's termination. The Board has received bids from 2 additional disposal companies, GFL (previously Bestway) and Waste Connections, for service beginning 1 May 2021. Annual costs and services for each proposal were reviewed. Proposed costs are: GFL - \$10,752.96; Waste Connections - \$11,040.00. For comparison, last year's contract with Waste Management was \$10,107.12. We have not yet received a new proposal from Waste Management. The Board will continue to negotiate with all three companies over the next month. More to follow.

RECORD RETENTION: The Board is in the process of reviewing our HOA records to comply with the Colorado Common Interest Ownership Act (CCIOA) retention requirements. We have to do this annually.

ANNUAL REGISTRATIONS WITH DORA & SECRETARY OF STATE:

We are required to register annually with both the Colorado Secretary of State and with DORA. Registration for both is due in early spring, and is required for covenant enforcement.

LANDSCAPING PROJECTS:

The Board is working with Robertson's to get estimates and establish a timeline for several landscaping projects that need to be completed in the common areas of our community, as well as additional options/projects for homeowner consideration. Several of these projects were delayed last year due to the unexpected expense of removing the dead trees from both the common areas and from homeowners' property. Common area items that need to be addressed include:

- Bushes/Grasses at Entrances

- Bushes/Grasses along Centennial Blvd

- Adding Rock in Common Areas (previously mulched)

Adding Bushes/Rock in Parking Areas along Centennial Glen Dr

Adding Additional Mulching to Small Areas

Homeowner items/options (at homeowner expense) include:

Options for homeowners to add soil enhancement and additional aeration

Options for homeowners to replace dead trees

EDUCATION: Doug Rees gave a presentation on what CCIOA says about voting and annual disclosures. Perhaps the most effective way for homeowners to get involved in the affairs of the HOA is through meeting attendance and voting. Doug's presentation highlighted actions that can be taken by the Board without a vote of the homeowners, and those that require a homeowner vote. His presentation also addressed transparency, and CCIOA requirements for annual disclosures of certain Association information, documents, and records. Items such as the operating budget, assessments and fees, financial statements, reserve funds, insurance policies, Association governing documents, and meeting minutes must be made available to homeowners annually or within 90 days of change. As most of you know, most of this information is readily available on our website. We also maintain original documents in Lynn's office. Additionally, Resolution 2018-6 contains the procedures we use to process document requests from homeowners. It's located on the website. A copy of Doug's presentation is attached to these minutes, and I encourage each of you take a look. Doug is our point of contact for Board member and homeowner education, so if you have specific items you would like him to address, let him or one of our other Board members know.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 24 February 2021.