

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

24 March 2021

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held virtually via Webex at 7:00 PM on 24 March. All members participated except Mary Mykra and William White. Marilyn Lee also participated.

NEW BUSINESS:

INVESTMENT ANALYSIS. The Board conducted an analysis of our cash investments, including funds in our savings account and CDs. Lynn presented a few options for re-balancing and re-investing a portion of these assets into longer term CDs which would result in better returns. The Board reviewed the options and decided to convert our current CDs into longer term CDs and invest an additional portion of our savings assets into the longer term CDs as well.

ROCK/CONCRETE DRAINAGE DITCH. The drainage ditch that runs behind several homes on the southwest side of the neighborhood consists of rocks laid in concrete or “concrete substitute”. The ditch is beginning to deteriorate in some areas and will eventually need to be repaired. Because the ditch runs inside property lines, homeowners would be responsible for any repair costs to the ditch behind their own homes. This project is in the very early stages because even though the ditch is beginning to deteriorate, it is still quite functional. An alternative to the current ditch may be river rock, or even some type of cement trough. We've asked Robertson's for estimates for our planning purposes. Please let the Board know about your thoughts if you are affected. More to follow.

ON-GOING BUSINESS:

LEGISLATION UPDATE. House Bill 21-1299, sponsored by Representative Titone of Arvada, has been introduced into Committee. If passed in its current form, the Bill would impact our HOA. The Bill expands DORA's authority to regulate HOAs,

establishes a dispute resolution program at DORA's level, requires HOAs to do a formal reserve study every 3 years, and adds burdensome administrative requirements, among other things. The overall theme of the legislation is to over-regulate all HOAs for the misdeeds of a few. This over-regulation would undoubtedly result in higher costs to HOAs, especially because of the increased frequency of formal reserve studies. We have provided inputs to Representative Titone and will continue to voice our concerns and keep you posted on the status.

TRASH/RECYCLE. Our current contract with Waste management expires on 30 April. Our new provider is **Infinite Disposal**. We will transition on 28 April. **There will be no change in dues as a result of this change.** You should have received an email on 17 March from Lynn detailing homeowner actions that are required to make the transition go smoothly. Below is a summary of important information contained in the email and related to this change:

Timeline:

- Waste Management
 - Wednesday April 28, final trash/recycle pick up.
 - Wednesday April 28, Containers will be picked up after final trash/recycle pickup – Leave containers outside.
- Infinite Disposal
 - Wednesday April 28, Infinite will deliver new 96-gallon trash and recycle containers.
 - Friday April 30, Initial trash/recycle pick up – **New pickup day is Friday.**
 - Trash/Recycle containers should be placed outside by 7 A.M. As the schedule gets worked out more exact pickup times will become evident.
 - Recycle service every other week.

- Containers damaged by the weather will be replaced for free.

Changes in service:

- Trash service only allows for one 96-gallon container per week.
- **All trash must be in the container.** Trash not in the container will not be picked up. Homeowners needing more capacity need to sign up for additional containers. (See Service Options below).

Service options:

- Additional 96-gallon Trash containers – available for \$5.00 per month. Homeowners needing additional containers will pay \$60 to the HOA on an annual basis. First payment will be due on May 1, 2021.
- Walk out service – available for \$5.00 per month - Infinite will pick up container(s) from the front of the garage area, dump trash/recycle and return to the front of garage. Homeowners selecting this service will pay the HOA \$60 on an annual basis. First payment is due on May 1, 2021.

If you have not already done so, please contact Lynn and let him know the particular service options you desire.

Update to Resolution 2021-8. Because our trash pick-up day changed from Wednesday to Friday with the change in trash providers, Resolution 2018-8, dated 19 Nov 2018, dealing with HOA responsibilities for landscaping and lawn maintenance, maintenance of sprinkler/irrigation systems, and snow/trash removal has been updated. The update simply corrects minor typographical errors in Resolution 2018-8 and removes reference to the specific day of the week that trash is picked up. The updated Resolution (2021-8) is now posted on the website and a copy is attached to these minutes.

SPRING/SUMMER LANDSCAPING PLANS. 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.

PROJECTS FOR HOMEOWNER YARDS:

TREE REPLACEMENT. Robertson's provided the Board information regarding tree replacement costs, including installation costs. The list is attached to these minutes. If you would like to replace a dead tree in your yard, please contact Robert Elliott directly at either relliott@robertson.com or 719-232-1638. As a reminder, if you use someone other than Robertson's to replace and install the tree, an Architectural Review form is required to ensure the sprinkler/utility lines are not damaged during the installation process. If you use Robertson's, an Architectural Review form is not required. Once again, **Homeowners are responsible for tree replacement costs in their yards.**

TURF ENHANCEMENT. Robertson's will again offer the turf enhancement option to homeowners who want it. It includes an additional aeration and a top-soil application. The cost is based on the square footage of your yard, between \$50 and \$100. Please contact Robert Elliott directly if you are interested in this service.

PROJECTS FOR COMMON AREAS:

ROCK/MULCH. The Board has been working with Robertson's to develop a plan to replace the mulch in our common areas with rock. This is a phased plan that will allow us to remain within our budget. **Replacing the mulch will save us money in the long run.**

ENTRANCE AREAS. The landscaping in the entrance(s) to our neighborhood needs maintenance/update. Expect to see improvements later this Spring, beginning at the South entrance.

COMMON AREAS ALONG CENTENNIAL BLVD. Some of the mulch on the street side of the fence will be replaced with rock, and dead bushes/shrubs will be replaced.

EDUCATION:

Doug Rees gave an educational presentation concerning Mediation as a form of dispute resolution. His topic was **“Alternative Dispute Resolution – What is Mediation?”**. A summary of the presentation is posted on the website and a copy is attached to these minutes.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 21 April at 7:00 PM.

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION

RESOLUTION # 2021-8 FOR THE ADOPTION OF PROCEDURES REGARDING THE ASSOCIATION'S LANDSCAPING, LAWN MAINTENANCE, SPRINKLER/IRRIGATION SYSTEMS MAINTENANCE, AND SNOW/TRASH REMOVAL RESPONSIBILITIES

Effective Date: 24 March 21

In compliance with Article 4 of the Declaration and to carry out the responsibilities listed therein, the Board of Directors hereby adopts the following resolution regarding procedures for the maintenance, replacement and repair of all Common Property, including all structures (monuments/walls/fences/lights) located in the Common Areas of the community; procedures for Community Landscaping and lawn maintenance; procedures for maintenance, repair, and replacement of all Community sprinkler/irrigation systems; and procedures for snow and trash removal. This resolution replaces Centennial Glen HOA Resolution # 2018-8, dated 19 November 2018, addressing the same subject. This update makes minor typographical corrections and removes reference to the specific day of the week that trash is picked up.

1. **COMMON AREAS AND PROPERTY.** The common areas of the Association include those areas and grounds depicted on the Plat of Centennial Glen Filing No. 1, April 9, 2003, and as defined in Article 1.8 of the Declaration. Common Property includes not only the Common Areas of the Association, but also the sprinkler/irrigation systems and control box(s); the fence that separates the Community from Centennial Boulevard; all grounds, walls, sidewalks, lighting, and Landscaping outside the fence to Centennial Boulevard; the monuments at the two entry points of the Community from Centennial Boulevard; and the Landscaping along both sides of Centennial Glen Drive between the sidewalks and the street. Common Areas/Property does not include the driveway providing access to lots 22 and 23, nor does it include the sidewalks, the grounds/drains between the homes, the rock drain behind the homes on the inside of the fence, nor the rock features/walls located on homeowner property.
2. **LANDSCAPING.** The Association is responsible for the maintenance of all Landscaping within the Community, including that on both the Common Areas/Property and homeowners' property. The Association is responsible for all maintenance costs and Landscaping replacement costs in the Common Areas/Property and for the removal of dead trees and bushes on homeowners' property, including the bushes and Landscaping between the sidewalks and Centennial Glen Drive. It is not responsible for and does not

pay for replacing dead trees, bushes, shrubs, or sod on individual homeowner's property.

3. **LAWN MAINTENANCE.** The Association is responsible for all mowing, pruning, aeration, fertilizing, weed control, trimming, and watering of homeowner lawns, and for the **removal** of all dead trees, bushes, and shrubs.
4. **MAINTENANCE PLAN.** The Association is responsible for developing a maintenance plan (Para. 5-7(b) of the Bylaws) to ensure all required lawn maintenance and **landscaping** functions as outlined in Article 4 of the Declaration are performed. This **maintenance** plan is developed annually and is provided by the Association's **landscaping contractor**. The plan is posted on the website.
5. **SPRINKLER/IRRIGATION SYSTEM MAINTENANCE AND REPAIR.** The Association is responsible for installing, maintaining, repairing, and replacing the sprinkler and irrigation systems throughout the Community. If the sprinkler or irrigation system is damaged by an independent contractor hired by the homeowner, then the homeowner is responsible for the costs of repair and/or replacement. The Association monitors irrigation to ensure it does not exceed that necessary and sufficient to maintain the healthy state of lawns, trees, shrubs, and bushes, and to comply with any applicable watering restrictions levied by the City.
6. **SNOW REMOVAL.** The Association is responsible for snow removal from all sidewalks and driveways in the Community, including the driveway that provides access to Lots 22 and 23. Back patios and decks are not cleared of snow. Snow removal operations are triggered when the snow depth is at least 3 inches. Centennial Glen Drive itself is a city street. The Association is not responsible for clearing the street, although it will make efforts to ensure the clearing of snow from immediately in front of individual driveways.
7. **TRASH REMOVAL.** The Association is responsible for trash removal (including recyclables) in the Community. Trash removal services do not include removal of construction or building debris generated during periods of construction or when improvements are being made to an individual property. Because we have various forms of wildlife in the area, including Bear, **trash receptacles must not be put out overnight**. Trash/recycling receptacles should be placed on the curb in the morning and returned inside in the evening.
8. **DEFINITIONS.** Unless otherwise defined in this resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein. The term, **COMMON PROPERTY**, is not defined in Article 1 of the Declaration. **COMMON PROPERTY** includes the Association's **COMMON AREAS** as defined in Article 1.8 of the Declaration, as well as the additional Common Property described in Paragraph 1. above.

9. SUPPLEMENT TO LAW. The provisions of this resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado.
10. DEVIATIONS. The Board may deviate from the procedures set forth in this resolution if in its sole discretion such deviation is reasonable under the circumstances.
11. AMENDMENT. This procedure may be amended from time to time by the Board of Directors.
12. PRESIDENT'S CERTIFICATION. IN WITNESS WHEREOF, the undersigned certify that this procedure for the adoption of policies, procedures, rules, and regulations was adopted by resolution of the Board of Directors on 24 March 2021.

BY: John D. J. HOA PRESIDENT

ATTESTED BY: Frank B. Wills HOA SECRETARY

**ESTIMATE TO****DATE****ESTIMATE #**

CENTENNIAL GLEN HOMEOWNERS
ASSOC.
P.O. Box 50436
Colorado Springs, CO 80949

3/24/2021

6171

REP

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QTY	DESCRIPTION	AMOUNT
	Supply and install the following trees.	
1	Hackberry Tree 11/2" cal.	340.00
1	Hackberry Tree 2" cal.	570.00
1	Greenspire Linden Tree 11/2" cal.	360.00
1	Greenspire Linden Tree 2" cal.	590.00
1	Autumn Blaze Maple Tree 11/2" cal.	340.00
1	Autumn Blaze Maple Tree 2" cal.	570.00
1	Norway Maple Tree 11/2" cal.	340.00
1	Norway Maple Tree 2" cal.	570.00
1	Skyline Honeylocust Tree 11/2" cal.	340.00
1	Skyline Honeylocust Tree 2" cal.	570.00
1	Thornless Cockspur Hawthorn Tree 11/2" cal.	340.00
1	Thornless Cockspur Hawthorn Tree 2" cal.	590.00
1	Amur Maple Tree 11/2" cal.	340.00
1	Amur Maple Tree 2" cal.	570.00
1	Spring Snow Crabapple Tree 11/2" cal.	340.00
1	Spring Snow Crabapple Tree 2" cal.	570.00
1	Tree wrap for deer each	15.00
	Please note that tree selection is subject to availability from Brady's Nursery.	
SIGNATURE	This estimate is good for 30 days. After 30 days this estimate is subject to change.	Total

HOA Today:
Alternative Dispute Resolution – What is Mediation?

The Mediation Association of Colorado describes mediation as a process that brings parties together to resolve their differences through discussion and problem-solving. The goal is to achieve "win-win" solutions. The mediator is a neutral third party who helps facilitate the dialogue but is not the final decision-maker, arbitrator, or judge. Mediation can resolve disputes quickly and satisfactorily without the expense, delay and anxiety of litigation.

A joint resolution passed by the State's Senate in 2017 recognizes October as Conflict Resolution Month in Colorado. This resolution acknowledges that conflict resolution encompasses many forms of responses to differences, including mediation. It goes on to state that community-based conflict resolution programs are effective in strengthening local relationships by fairly and equitably resolving neighborhood and community conflicts and opening community dialogues based on reason and mutual respect.

This would not be the first time the Colorado General Assembly has encouraged alternative dispute resolution, also known as ADR. In section 38-33.3-124 of the Colorado Common Interest Ownership Act ("CCIOA"), the General Assembly states that the cost, complexity, and delay inherent in court proceedings make litigation a particularly inefficient means of resolving neighborhood disputes. Furthermore, the legislature specifically encourages common interest communities ("HOAs") to adopt protocols that make use of mediation or arbitration as alternatives to, or preconditions upon, the filing of a complaint between a unit owner and association in situations that do not involve an imminent threat to the peace, health, or safety of the community.

This encouragement, along with the requirement in section 38-33.3-209.5(1)(VIII) that HOAs adopt policies and procedures for addressing disputes arising between the association and unit owners, lend support to the idea that associations and homeowners should engage in ADR as an effective means of resolving differences. Mediation and other methods of ADR are more cost effective than traditional litigation and frequently result in more acceptable outcomes for all parties involved.

For more on Conflict Resolution Month, please visit www.construction.com/CRM.

For more information please refer to sections 38-33.3-124 & 38-33.3-209.5 of the [Commodity Code of Ontario](#).