

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

26 MAY 2021

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held virtually via Webex at 7:00 PM on 26 May. All members participated except Mary Mykra and Brad Shanks. Marilyn Lee also participated.

ON-GOING BUSINESS:

LEGISLATION UPDATE. House Bill 21-1229 was amended by the Business Affairs and Labor Committee during its session on 20 May. The original Bill was “gutted.” All of our major concerns were addressed by the amendments. The amended version was passed by the General Assembly on 26 May and by the Senate on 28 May. It prohibits HOAs from restricting the installation of artificial turfgrass in the back yards of homes, provides guidance on renewal energy device installation, allows the display of political signs in homeowner yards, requires the posting of fees associated with the sale of a home (We have a \$100 transfer fee), and expands CCIOA guidance regarding requests for copying of Association records during the sale of a home and consequences for not providing access to the records within 30 days. The Bill has minimal impact on our HOA.

SPRING/SUMMER LANDSCAPING/MAINTENANCE. Our Spring maintenance schedule was delayed in April and early May due to the weather. Lawn mowing commenced during the third week of May and will now be done weekly on Tuesdays, weather permitting. Likewise, the sprinkler system has been serviced and is ready for use as required. We'll generally water 3 times per week. Also, Robertson's will be spraying the dandelions and off lawn weeds next week.

PROJECTS FOR HOMEOWNER YARDS:

TREE REPLACEMENT. If you have not yet contacted the Board or Robertson's and would like to replace a dead tree in your yard, please contact Robert Elliott

directly at 719-232-1638, or relliott@robertsonlandscaping.com or let a Board member know. If you have already ordered a tree, it has been reserved and should be planted in June. Also, the HOA will not replace dead trees in the common area between the sidewalk and Centennial Glen Drive. We are replacing the dead trees in this area with rock and boulders. This is both a cost savings measure and it was also recommended by Robertson's because of the concentration of utility lines that run in the area.

TURF ENHANCEMENT. Robertson's is again offering 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 and have not already done so.

PROJECTS FOR COMMON AREAS:

ROCK/MULCH. Last week we began replacing some of the mulch in our common area at the south entrance to the neighborhood and along Centennial Glen Drive with rock. Mulch replacement is a phased plan that will allow us to remain within our annual budget for this project. \$5000 is budgeted for this year. **Replacing the mulch will save us money in the long run.**

NEW BUSINESS:

INSURANCE RENEWAL: Our insurance policies have been renewed. The cost of the policy was \$2308, up \$40 from last year. The insurance certificate is now posted on the website in the password protected financials/insurance section. If you need the password, please contact one of our Board members.

NEIGHBORHOOD BBQ: The Board discussed the possibility of hosting a summer BBQ for the neighborhood on Saturday, 31 July. The initial plan is to have it in the back yards of Maxine Martinez and Doug & Jane Rees. We'll keep you posted.

EDUCATION:

DISPLAYING THE AMERICAN AND SERVICE FLAGS: Doug Rees gave an educational presentation regarding CCIOA restrictions/guidance on displaying the American and Service flags. The presentation is attached to these minutes and is posted on our website.

ADDITIONAL AGENDA ITEMS:

OUTSIDE LIGHTS. As a reminder, the Board recommends you turn on outside lights at night. There is generally an increase in theft and vandalism during the summer and the lights should provide some deterrence.

SPEEDING ON CENTENNIAL BLVD. The Board contacted CSPD and our new City Councilman, Dave Donelson, regarding the speeding issues that we continue to experience in our neighborhood. We've asked for more police presence in the area to aid in enforcement and traffic calming. We will continue to expose this problem and will keep you informed.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 30 June at 7:00 PM in the White's back yard.

Displaying the American and Service Flags: What HOAs Need to Know

With the Memorial Day weekend upon us, residents in homeowners' associations ("HOAs") across the United States fly the American flag and service flags to honor our fallen heroes. As a result, it's the perfect time to review provisions of Colorado law addressing HOAs regulating the display of these flags in associations.

Here's what HOAs need to know:

- The Colorado Common Interest Ownership Act ("CCIOA") at [C.R.S.38-33.3-106.5\(1\) \(a\) & \(b\)](#) addresses what associations are prohibited from regulating relative to the American and service flags. These provisions apply to all HOAs – including pre-CCIOA communities.

Display of the American Flag

- HOAs cannot prohibit the display of the American flag on a unit owner's property, in a window of the unit, or on a balcony adjoining the unit if the American flag is displayed in a manner consistent with the [Federal Flag Code](#).
- HOAs are permitted to adopt reasonable rules that regulate the placement and how the American flag is displayed.
- HOAs cannot prohibit the installation of flagpoles. However, associations are permitted to regulate the location and size of flags and flagpoles.

Display of Service Flags

- HOAs cannot prohibit the display of a service flag bearing a star denoting the service of the owner or occupant of the unit, or a member of the owner's or occupant's immediate family, who is serving in the active or reserve military service of the United States during a time of war or armed conflict.
- HOAs must permit service flags to be displayed on the inside of the window or door of a unit.
- HOAs are permitted to adopt reasonable rules regarding the size and manner of display of service flags. However, the maximum dimensions allowed may not be less than nine inches by sixteen inches.

These provisions of CCIOA are the minimum standards HOAs must comply with. However, it is not unusual for associations to be more permissive in regulating the display of the American and service flags.