

CENTENNIAL GLEN HOA
BOARD OF DIRECTORS MEETING

28 JULY 2021

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 28 July at Lynn Dougherty's home. All members were present except Terry Lee and Brad Shanks.

ON-GOING BUSINESS:

LANDSCAPING: This Thursday Robertson's began pruning and trimming trees and bushes throughout the area. The project should be completed in the next few days. The addition of mulch to homeowner yards has also been completed and fertilizer and weed killer were applied. Additional rock, grasses, and bushes will be installed in the common areas along Centennial Blvd as our budget allows.

TREE/BUSH REMOVAL: The removal of 2 dead Ash trees and 2 dead Aspen trees from homeowner yards should be completed in the next few days. Additionally, approximately 20 dead bushes will be removed from both the common areas and homeowner yards. We are in the process of getting information from Robertson's concerning the cost to replace and install dead bushes. We will distribute this list of replacement costs to interested homeowners who can then work directly with Robert Elliott.

NEIGHBORHOOD BBQ: The Neighborhood BBQ has been postponed until Sunday 8 August. Postponement was necessary due to an ominous weather forecast for 30 July – **80% chance of rain**. Each of you should have received an email earlier this week announcing the change. The plan is to have the BBQ next Sunday (8 August) from 1 – 4 PM. We'll keep you posted.

NEW BUSINESS:

Financial Statements: The Board reviewed the financial statement for the 2nd Quarter of 2021. The statements are posted in the Financial section of the

website. As of 30 June, we are under budget for landscaping. This is due primarily to the late start we got this year because of weather. We are also under budget for water because of the heavy rains we experienced this Spring. We are in good shape heading into our heavy water usage months. If you need the password to review the financial statements on the website, please contact a Board member.

Annual Meeting: Our Annual Meeting is tentatively scheduled for 9 Nov at 7 PM at the Rockrimmon Library. The election of our 2022 Board of Directors will also take place at the meeting. If you are interested in running for the Board, please contact one of our current Board members.

EDUCATION:

Architectural Requirements: Lynn Dougherty conducted an educational presentation on the HOA's architectural requirements and procedures. We have had several instances of homeowners not requesting approval prior to commencing work on the exterior of their property. The approval process is quick, but we need to have the Architectural Request form completed in advance to ensure the requested work complies with the community architectural guidelines as well as minimizing possible damage to utility and sprinkler lines on your property. The presentation is posted on the website for your review and information and is also attached to these minutes.

ADDITIONAL AGENDA ITEMS:

Request From the Treasurer: Mary Mykra would like to remind all to include your address somewhere on your check when paying your monthly assessment. If not in your check's address element, please include your address in the memo section of the check. The preferred method to pay your monthly dues is by mail (P.O. Box 50436, Colorado Springs, CO, 80949-0436) or by dropping the check off directly at Mary's home (7286) and dropping it in the locked mailbox behind her front pillar. As a reminder our **monthly assessment remains at \$185.**

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 25
August at 7:00 PM.

Architectural Requirements

Recent activity in the neighborhood has pointed out the lack of knowledge of architectural requirements in the neighborhood. All pertinent information is on the Website at: www.centennialglen.com. Under the Architectural Review tab

Do I need approval for my project?

Projects requiring architectural approval before work begins:

Work to the exterior of your home:

1. Any exterior painting including front door & garage doors
2. Replacing roof
3. Replacing rain gutters
4. Replacing garage doors, front doors,
5. Adding/changing storm doors
6. Stucco repair
7. Solar panels
8. Additions/changes Patios/decks

Modifications/additions to Landscaping/yard

1. Addition/replacement of any new trees, bushes., flowerbeds
2. Driveway/sidewalk - repair/replacement – this is very important as sprinkler laterals and mainline need to be located before installation

What is the Process?

1. Complete Architectural Request Form to include:
 - a. The color scheme, finish, style, etc. of any alteration – include sample of colors and other items being used (roof samples, etc.)
 - b. The design, appearance and materials contemplated for any proposed improvement include drawing/sketch of any new project
 - c. Inclusion of the Specific plants/trees/shrubs to be added which should be from the list of those approved for the neighborhood
 - d. Any pertinent information that would aid in reviewing project
2. Submit completed request to member of Architectural Committee

3. The ARC replies to requests within 30 days. For the most part, the actual review period is much less.
4. Projects must be completed within 30 days of approval. Extensions may be granted under extenuating circumstances.

Architectural Committee:

Lynn Nelson – 7446

Terry Lee – 7455

Brad Shanks – 7205

Architectural Review Request Form Located on Centennial Glen Website at www.centennialglen.com

Under Architectural Review Tab

Homeowners are responsible to the neighborhood for accomplishing periodic maintenance to the exterior of their homes, including, but not limited, to stucco repair, painting, deck staining and driveway/sidewalk repair. This is required to maintain the overall appearance and property values of the neighborhood, as well to demonstrate pride in Centennial Glen.