

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

24 FEBRUARY 2022

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 24 February at Lynn Dougherty's home. All members were present except Mary Mykra and Doug Rees. Lynn Nelson also attended representing the Architectural Review Committee.

NEW BUSINESS:

STRATEGIC PLAN: The Board must provide guidance to the Strategic Planning Committee for the Committee to move forward with the planning process. This includes a statement of our Vision, Mission, and Core Values. Our goal is to complete this action at the next Board meeting. Additionally, we are still looking for volunteers to serve on the Committee. Lynn Nelson volunteered to serve and will join Bill Tomeo and William White. We would like to have 5 to 7 members on the Committee. **If you would like to serve, please contact Bill Tomeo directly (7275).**

INFINITE DISPOSAL: Infinite Disposal's website is www.infinitedisposal.com. There is a lot of good information on the website regarding customer service, including pick-up delays, the recycling schedule, etc. Some of this information is also on our own website.

ON-GOING BUSINESS

TRAFFIC ACCIDENT ON SOUTH COMMON AREA: As we mentioned last month, an accident occurred near the south entrance to our community. A vehicle jumped the curb and destroyed several bushes and turf in the common area between the sidewalk and the street, as well as a small portion of our sprinkler system. The fire hydrant located in this area was also destroyed, and the street sign at the south entrance was knocked down. The vehicle was badly damaged and was abandoned on Allegheny on the west side of Centennial near our north entrance. The driver

did not have insurance. Our damage is relatively minor – turf, a couple of small bushes, and a minor sprinkler system repair. Rather than use our own insurance, we are working with CSPD to get the police report. As we get more details we will keep you informed.

WILDFIRE PREVENTION: As previously mentioned, CSFD did a walk-through of our neighborhood with Lynn Dougherty to point out recommended actions for wildfire prevention. Overall, our neighborhood looks good; however, we do need to cut down some of the native grass behind our homes, especially on the ridge behind the north side. Robertson's will cut the grass to a max height of 4" within 30 feet of the homes per CSFD recommendations in early March.

ROUTINE TASKS AND REQUIREMENTS: Below is a list of routine tasks the Board is required to do each year. The tasks are either complete or in progress.

- **APPOINT ARCHITECTURAL COMMITTEE:** The Architectural Review Committee for 2022 was appointed by the Board. Lynn Nelson, Pat Kane, and Brad Shanks volunteered to again serve on the committee.
- **PURGE UNNECESSARY HOA RECORDS FROM OFFICIAL FILES/WEBSITE:** This action is completed.
- **COMPLETE ANNUAL REGISTRATIONS WITH DORA AND SEC OF STATE:** This action is completed.
- **COMPLETE TAX RETURNS FOR 2021:** In progress with our HOA accountant.

LANDSCAPING PROJECTS:

COMMON AREA PROJECTS:

Additional rock will be installed along Centennial in the common areas. We will also replace the dead bushes along Centennial in the spring. Mulch will be added to small areas on a very limited basis.

HOMEOWNER PROJECTS:

As a reminder, if you are interested in having Robertson's top-off rock in your yard, please contact Lynn Dougherty. Lynn will coordinate your request with Robertson's. **Be advised, this is a homeowner expense.**

LEGISLATIVE UPDATE: Representative Titone has introduced legislation to require Community Association Managers (CAM's) to be licensed by DORA. This should have minimal to no impact on us because we are self-managed. However, we are nevertheless participating in a stakeholder process with Representative Titone to insure our concerns are addressed. We do not want the licensing requirement to spill over to self-managed HOA Boards. We will keep you informed.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 17 March.