

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

27 April 2022

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 27 April at Lynn Dougherty's home. All members were present except Mary Mykra and Brad Shanks.

NEW BUSINESS:

STRATEGIC PLAN: Our Strategic Planning Committee is now formed. Bill Tomeo chairs the committee and William White serves as the Board representative. Other members include Lynn Nelson and Colin Thomas. The charter of the committee is to project where we want to be as an HOA 5 to 10 years from now and determine the resources necessary. The committee will be seeking inputs from all homeowners. Please get involved so you can influence the future of our neighborhood. The Board provided Vision/Mission/Core Values statements to the Committee to direct the planning process.

- **VISION:** Establish Centennial Glen as a premier community in northwest Colorado Springs with an enviable quality of life for all and enhanced property values throughout our community.
- **MISSION:** Achieve our vision through effective and efficient management of the Association, fair and consistent enforcement of our rules and covenants to maintain property values, and support for initiatives that benefit the quality of life of all residents.
- **CORE VALUES:** In conducting Association activities, we value expertise, transparency, integrity, fairness, consistency, prudent financial management, and respect and dignity for all.

FINANCIAL STATEMENTS (1st Qtr 22): The Board reviewed the 1st Qtr financials. They are now posted on the website.

LIABILITY INSURANCE POLICY: Our insurance policies for the HOA have been renewed, except for our umbrella policy. We are in the process of getting a new carrier for the umbrella policy. Our insurance policy premium increased by approximately \$38 this year.

LEGISLATION: The following legislation is being considered by the Colorado General Assembly during this legislative session:

- **HB 22-1239:** This Bill was “Postponed Indefinitely” by the Colorado Legislature. The Bill would have required businesses with employees who are Community Association Managers (CAMs) to be licensed by DORA. There was considerable opposition to the Bill in Committee.
- **HB 22-1137:** This Bill changes CCIOA guidance on how HOAs impose fines, fees, and late penalties for delinquent homeowner accounts and adds guidance and restrictions on an HOA’s ability to foreclose on delinquent accounts. This Bill passed the House and has moved to the Senate.
- **HB 22-1139:** This Bill prohibits HOAs from regulating parking on public rights-of-way that are located within the HOA (for example, on Centennial Glen Drive). Regulation of public rights-of-way is done via city ordinance. This Bill is now an Act and is awaiting Governor Polis’ signature.
- **HB 22-1387:** This Bill would require mandatory Reserve Studies for HOAs and establish a requirement to update the study every 5 years. It passed the House Transportation and Local Government Committee and is now on the House floor.

ON-GOING BUSINESS:

TRAFFIC ACCIDENT ON SOUTH COMMON AREA: As we mentioned last meeting, 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. A city fire hydrant was also destroyed. 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 was relatively minor

and has been repaired (turf, a couple of small bushes, and a minor sprinkler system repair). Springs Utilities will replace the fire hydrant in May.

WILDFIRE PREVENTION: Robertson's cut down the native grass behind our homes to a max height of 4" within 30 feet of the homes.

2021 TAX RETURNS: Our 2021 tax returns have been filed.

LANDSCAPING: The following landscaping projects were accomplished by Robertson's during March and April. There are a few remaining projects that Robertson's will accomplish in May and throughout the summer.

- **COMMON AREA PROJECTS:** Additional rock was installed along Centennial Blvd in the common areas and between the sidewalk and Centennial Glen Drive. Robertson's will replace dead bushes in the common areas.
- **MULCHING:** Robertson's will mulch small areas on a limited basis sometime in May, when the windy season subsides.
- **SPRING CLEAN-UP/AERATION:** Spring clean-up, aeration, and trimming were completed during the first two weeks of April. Robertson's will do additional pruning and trimming this summer as required.
- **SPRINKLER SYSTEM:** Our sprinkler system was inspected and activated in late April. It will be turned on in early May.
- **HOMEOWNER PROJECTS:** Robertson's topped-off rock in several yards per homeowner request at homeowner expense.

EDUCATION: Doug Rees gave an educational presentation on the DORA HOA Resource Center's 2021 Annual Report. The report highlights the major issues that impacted HOAs over the past year. Doug's presentation focused on complaints filed with the HOA Resource Center by homeowners. Most complaints dealt with poor communication between HOAs and homeowners. Another area of concern was HOA failure to follow governing documents and perform maintenance. It is important to note that there was a total of 695 complaints reported to the Resource Center in 2021, down approximately 28% from 2020 (960 complaints), with a very small number of complaints reported in the South-

Central region that includes Colorado Springs. The report is now posted in the Education section of our website.

ARCHITECTURAL REQUEST/HOMEOWNER RESPONSIBILITIES: Spring is finally here and many of you will be adding improvements to the exterior of your home or yard. Please remember to submit an application to the Architectural Review Committee (ARC) prior to commencing work. The Architectural Review Committee has a good track record of processing requests quickly, so the work should not be delayed. You can download a copy of the ARC form from the HOA website. Additionally, as a reminder, 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 as to demonstrate pride in Centennial Glen.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 25 May at the Dougherty's home.