

CENTENNIAL GLEN HOA
BOARD OF DIRECTORS MEETING
30 JUNE 2022

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 30 June at Lynn Dougherty's home. All members were present except Mary Mykra, William White, and Brad Shanks.

ONGOING BUSINESS:

STORM CLEAN-UP: Storm cleanup has been completed. We had relatively minor damage to many trees in the neighborhood, however major damage was minimal.

STRATEGIC PLANNING COMMITTEE: No updates were provided this session. The Committee will hold its first meeting in July.

LEGISLATION PASSED/IMPACTS: HB 22-1137 was passed by the Colorado General Assembly during this past legislative session and signed by the Governor. It will become effective on 9 August 2022 and will have an impact on our operations. We are in the process of updating our applicable Resolutions dealing with collections policy, covenant enforcement, and meeting conduct to comply. Because this Bill makes several major changes to CCIOA that have significant implications, we are hiring a law firm to review our Resolutions for legal sufficiency. We are getting estimates from VF Law and Altitude Law. Here is a summary of the Bill:

- **HB 22-1137:** The Bill changes CCIOA guidance on communication requirements to notify delinquent Owners of past due accounts; changes guidance on how HOAs impose fines, fees, and late penalties for covenant violations and delinquent assessments; adds an option to use Small Claims Court to settle covenant disputes and to recover late assessments and/or fines if the amount is less than \$7500; adds guidance on how repayment plans must be structured and administered; and, adds restrictions on an HOA's ability to foreclose on delinquent accounts.

FIRE HYDRANT UPDATE: As we mentioned last month, Colorado Springs Utilities did a temporary repair to the fire hydrant damaged in the traffic accident near the south end of our neighborhood. They are currently in the process of completing the permanent fix.

LANDSCAPING: The following landscaping projects are ongoing or have been completed:

1. Flowers were planted in both entrances. Robertson's will also add additional improvements to the entrances including decorative grasses and possibly a few boulders.
2. Robertson's will continue to mulch on a very limited basis.
3. Weed spraying was accomplished the last week of June.
4. Robertson's replaced several dead bushes in the common areas of the neighborhood.
5. Additional clean-up work will be accomplished throughout the summer.
6. Bushes along Centennial Glen Drive and Centennial Blvd in the common areas will be fertilized in July.
7. **Rock Top-off in Homeowner's Yards:** If you would like additional rock added to your yard, please let Lynn Dougherty know so he can coordinate with Robertson's. This would be a homeowner expense

SPRINKLER SYSTEM: Various sprinkler system repairs were completed this past month. We believe the system is now in good working order, however if you have any issues with your sprinkler system, please let Lynn Dougherty know.

EDUCATION: Doug Rees gave an educational presentation regarding the handling of disputes in HOAs. A copy of the presentation can be accessed by clicking on the link and is also posted on our website.

<https://www.youtube.com/watch?v=38CkjsWo0F4>

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 27 July at the Dougherty's home.