

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

27 July 2022

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

NEW BUSINESS:

2nd QUARTER FINANCIAL STATEMENTS. The Board reviewed the 2nd Quarter financials. Utilities are over budget primarily due to water costs. We will continue to water 3 times per week for now and monitor the situation. The statements are posted on the website.

NEIGHBORHOOD BARBECUE: Our neighborhood BBQ will be held on 10 September in Maxine Martinez' (7325) and the Rees' (7315) back yards. This is a great opportunity to meet your neighbors and we encourage all to participate. Expect to see a flyer providing details on the BBQ soon.

ONGOING BUSINESS:

STRATEGIC PLANNING COMMITTEE: No updates were provided this session. The Committee will hold its first meeting on 28 July and will provide updates to the Board as necessary.

LEGISLATION PASSED/IMPACTS: HB 22-1137 was passed this past legislative session and will become effective on 9 August 2022. The law has a significant 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 hired Altitude Law to provide assistance at a cost of \$395. The Board will meet with Altitude Law early next week to discuss and finalize the proposed Resolutions.

- **IMPACTS:** 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.

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

1. Mulching has been completed.
2. Weed spraying has been completed. Weeds will be removed from bushes and plants.
3. Additional clean-up work will be accomplished throughout the summer.
4. The appearance of the entrances will be improved.
5. Bushes along Centennial Glen Drive and Centennial Blvd in the common areas will be fertilized.
6. Additional rock will be added to our common areas as budget allows.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 24 August at the Dougherty's home.

EXECUTIVE SESSION: The Board and an Architectural Committee representative met in Executive Session following the close of the scheduled Board meeting to discuss architectural issues impacting the community.