

# CENTENNIAL GLEN HOA

## ANNUAL MEETING MINUTES

### 2 NOVEMBER 2022

The Centennial Glen HOA Annual Meeting and Election of the 2023 Board of Directors was held on 2 November 2022 at 7 P.M. at the Wilson United Methodist Church. Twenty-two homeowners either participated in-person, by proxy, or submitted an Absentee Ballot. This number exceeded our quorum requirements.

**Election of 2023 Board of Directors.** Voting this year was accomplished either in-person, by proxy, or via Absentee Ballot. The following individuals were elected to serve on the 2023 Board:

Lynn Dougherty - President  
Frank Wille - Secretary  
Dour Rees - Treasurer  
Paul Ray  
William White

**Proof of Notice of Meeting/Approval of 2021 Annual Meeting Minutes.** Lynn Dougherty provided proof of meeting notice, and the homeowners approved the minutes from last year's meeting.

**Owner Education.** This year's owner education segment was a review of the content of our Association website. Doug Rees led the review.

**Strategic Plan.** Lynn Dougherty provided an update regarding our Strategic Plan and the planning process. If you have not yet submitted your survey to the planning committee, it's not too late to do so. Deliver the survey to Bill Tomeo (7275), the Committee Chairman.

#### **Board Reports:**

- 1. Current Board and Architectural Committee.** Lynn introduced the current Board and Architectural Committee members.
- 2. Review of 2022 Legislation Affecting Our HOA.** Frank Wille provided a summary of three Bills passed during the 22 legislative session that affect our HOA. The first Bill was HB 22-1137 dealing with HOA Accountability and Transparency. This Bill changed multiple sections of CCIOA and necessitated an update and legal review of several of our policies to include Collections, Covenant Enforcement, and Conduct of Meetings. We hired Altitude Law to update our policies at a cost of \$400. There are also embedded costs in the legislation that could impact us. Some of the major changes include: notification requirements for covenant violations and delinquent assessments (certified mail/return receipt); stretched-out cure periods for violations before fines can be administered

and/or legal action taken; caps to fines and interest rates; changes to foreclosure procedures; translation of violation/delinquency notices into homeowner's language of choice at HOA expense; and, use of Small Claims Court to settle disputes/recover delinquencies. The second Bill was HB 22-1139, dealing with the use of public rights-of-way. The Bill prohibits HOAs from regulating parking on city streets, like Centennial Glen Drive. The third Bill affecting us is SB 22-059. This Bill terminates a proxy 11 months after the start date unless the proxy indicates otherwise. The Board will continue to be proactive in the legislative process in the future to ensure our voice is heard with any pending legislation that could impact us.

**3. 2022 Accomplishments.** Frank reviewed the HOA's 2022 accomplishments:

- A. Continued efforts to remain transparent and keep homeowners informed.
- B. Saved approximately \$500 by disconnecting water service during the winter months into early spring (late October – early April).
- C. Initiated the Strategic Planning process.
- D. Worked with fire department and Robertson's concerning fire prevention.
- E. Modified Resolutions 22-5, 22-7, and 22-9 required by the passage of HB 22-1137.
- F. Completed routine compliance requirements, including: completion of tax returns, annual purge of HOA records, annual registrations with DORA and CO Secretary of State.
- G. Encouraged homeowners to perform upkeep and maintenance of the exterior of their homes.
- H. Repaired areas damaged by reckless drivers that resulted in two accidents with damage to our common property.
- I. Installed rock in the common areas and added mulch to common areas on a limited basis.
- J. Trimmed and pruned trees and bushes throughout the area.
- K. Repaired damage caused by December windstorm and May snowstorm.
- L. Repaired damage to sprinkler valves and replaced sprinkler control box caused by lightning strike.
- M. Conducted Board member education at monthly meetings.

**4. Issues Encountered in 2022.**

- A. Major snowstorm in May causing significant damage to trees. Repair cost: \$1600.
- B. Major windstorm last December damaging trees and Christmas lights. Repair cost: \$500.
- C. Two separate auto accidents that damaged our common property along Centennial Blvd. The repair cost for the first accident at our south end was \$300 and that for the second accident was \$725 (recovered from the driver's insurance company, State Farm).
- D. Lightning strike that damaged our sprinkler system. Cost for repair was \$800.
- E. Issues with Robertson's landscaping services, primarily caused by a labor shortage, lack of training, and poor supervision. We worked closely with

Robertson's regarding this issue and will hopefully see improvements in the future.

**5. Capital Reserve Funding.** Lynn Dougherty reviewed the status of our capital reserve fund and led a discussion concerning updates the Board will make to our reserve study and funding plan in 2023. The update is necessary to adjust for inflation and increasing interest rates. We plan to transfer approximately \$7832 in December 2022 bringing our total reserve funding to approximately \$112,580/ 86% funded.

**6. 2022 Financial Results.** Lynn reviewed our Financials as of 30 September 2022 and projected them through year's end. Our latest financials are posted on the website.

**7. 2023 Goals/Projects.**

- A. Continue Strategic Planning process. Please complete your survey!
- B. Be good stewards of HOA funds.
- C. Maintain transparency with homeowners.
- D. Emphasize architectural compliance.
- E. Continue projects to restore deteriorated common areas to original condition:
  - (1) Maintain the appearance of areas that are showing 17 years of aging.
  - (2) Continue replacing mulch with rock in common areas.
  - (3) Improve entrances to the neighborhood – new plants, bushes, and grass.
  - (4) Mulch small areas on a limited basis.
- F. Comply with all regulatory requirements – tax returns, DORA/State registration.
- G. Make adequate capital reserve contribution for 2023.
- H. Update Reserve Study.
- I. Continue Board education.
- J. Review HOA records to comply with HOA record retention policy.
- K. **HOLD** neighborhood BBQ!

**8. Major Expenses/Monthly Dues/Budget.** Lynn discussed our historic major expenses for 2015-2022. Landscaping and water will continue to be our major expenses. As our community continues to age, we will have to replace trees, bushes, etc., and maintain our aging sprinkler system. We are also concerned with inflation, rising utility costs, and rising trash service and insurance costs. Based on accomplishing our 2023 goals and objectives, the projected state of our finances regarding inflation, and our budget for 2023, our **dues will increase to \$195 monthly, beginning 1 January 2023**. The 2023 budget is now posted on the website.

**Other Items.** The following additional items were addressed by Lynn in closing:

**1. Covenants:**

- A. Homeowner responsibilities for exterior maintenance on houses.
- B. Trash receptacles must be kept in over-night. Friday is pick-up day.
- C. Garage doors should be closed when not in use.
- D. Operating a business from your home is prohibited by our Covenants.

- E. Gardening tools, fertilizer, topsoil, need to be stored inside the garage.
- F. Air BNB's and Aux Dwelling Units are not permitted by our Covenants.

2. Changes to the exterior of your house or yard must be approved by the ARC in advance.
3. Please water on warm days throughout the winter – This will help prevent Winter kill.

**Questions:** Lynn opened the floor to homeowner questions.

**Adjournment.** The meeting was adjourned at 8 P.M. Following the annual meeting, a short meeting was held by the newly elected Board of Directors to elect the officers for 2023.