

CENTENNIAL GLEN HOA
BOARD OF DIRECTORS MEETING
20 APRIL 2023

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 20 April at the Dougherty's home. All Board members were present. All Architectural Committee members were present except Brad Shanks.

ONGOING BUSINESS:

LANDSCAPING. Landscaping plans for 2023 include improvements to the common areas, improving the appearance of the entrances, adding rock and a limited amount of mulch to the common areas where appropriate, and adding rock to homeowners' yards. You may have noticed that Robertson's added rock to the common areas along Centennial Blvd and above the wall outside the fence in February and March.

ADDITION OF ROCK TO HOMEOWNER YARDS. Robertson's is offering homeowners the opportunity to top-off rock in their yards. Fifteen homeowners indicated interest in this service. Robertson's did a walk-through of the neighborhood on 13 April with Lynn and is in the process of providing estimates to the homeowners who would like to add rock. If you would like to be included, contact Lynn Dougherty or one of the other Board members as soon as possible so we can coordinate with Robertson's. The actual work won't begin until after Memorial Day. **This is a homeowner expense.**

RESOLUTION 2023-10. Resolution 2023-10 was adopted by the Board in February. It updates HOA record retention policies and procedures. A copy of the updated resolution is posted on the website.

ROUTINE TASKS.

- **RECORD RETENTION.** The Board accomplished the annual review of our HOA records and removed those that are outdated and are unnecessary.

- **ANNUAL REGISTRATIONS.** Annual registrations with DORA and the Colorado Secretary of State were accomplished in February.
- **HOA TAX RETURNS FOR 2022.** Our tax returns for 2022 were completed in March.

NEW BUSINESS:

1st QUARTER FINANCIALS. The Board reviewed our 31 March financials. They are now posted on the website.

FUNDS TRANSFER. The Board transferred \$25,000 in March from our Operational Checking/Savings Account to a 4% CD to take advantage of interest rates. The Board also transferred \$10,000 from our Reserve Account to a 4% CD.

INSURANCE RENEWAL. The Board is currently in the process of renewing our HOA insurance policies for 2023/24 with USI Insurance Services, LLC. Our current Certificates expire on 1 Jun 23. Coverages include Commercial General Liability coverage, Umbrella coverage, Association Property coverage, Crime & Fidelity coverage, and Director & Officer liability coverage.

WATER METERS RECONNECTED. The two water meters that service the sprinkler system were reconnected in mid-April. We saved approximately \$500 by disconnecting the meters during the Winter months.

SPRING LANDSCAPING. Spring landscaping maintenance is currently in progress. Sprinkler testing and repair commenced in mid-April. Robertson's aerated on 20 April and will do a thorough check of the drip system. They will be performing Spring clean-up duties, limited mulch addition, herbicide application, and fertilization in late April and early May. Lawn mowing will begin in May.

SUMMER PICNIC. Our summer picnic is tentatively scheduled for 5 August from 1 P.M. to 4 P.M. The backup date is 12 August. More to follow.

ARCHITECTURAL REQUESTS/HOMEOWNER RESPONSIBILITIES. Spring is finally here and many of you will be adding improvements to the exterior of your home

or yard. Please submit an Architectural Review form prior to commencing work. You can download a copy of the form from the HOA website. 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, garage door maintenance and painting, deck staining, and driveway/sideway repair. This is required to maintain the overall appearance and property values of the neighborhood.

EDUCATION:

BOARD MEMBER BASICS. The Board accomplished a recurring educational session on 22 February. The session consisted of an Altitude Law presentation dealing with the various duties, obligations, and responsibilities of Board members. A copy of the presentation is posted on the website.

HOA LEGISLATION UPDATE. The Board accomplished an educational update regarding ongoing HOA legislation. It included:

- **House Bill 23-1105.** This Bill commissions an “HOA Homeowners’ Rights Task Force”. The task force will study issues confronting HOA homeowners including the fining authority and practices of HOAs, HOA foreclosure practices, and HOA communications with homeowners. It will also review HOA homeowners’ complaints as reported to the HOA Information and Resource Center as well as to other homeowners’ rights advocacy groups in the State. The task force will submit a final report to the Governor by 15 January 2024. It is currently in the Senate. More to follow.
- **House Bill 23-1131.** This Bill deals with the approval process for an Association’s budget. This Bill was “Postponed Indefinitely” by the House Transportation and Local Government Committee. More to follow.
- **Senate Bill 23-178.** This Bill regulates water-wise landscaping in HOAs. It prohibits Associations from imposing restrictions on homeowners who want to replace front yards with pre-approved desert landscaping designs,

install non-vegetative turf in back yards, or install vegetable gardens. It is currently in the House. More to follow.

- **Senate Bill 23-213.** This Bill prohibits HOAs from imposing restrictions on Accessory Dwelling Units (ADUs) in single family home communities. The Bill authorizes ADUs regardless of existing HOA covenant and deed restrictions. The ADU can be a manufactured or modular unit, and the occupancy cannot be limited by number or relationship to the homeowners. It is currently in the Senate. More to follow.

APPROVAL OF 25 JANUARY MINUTES: The Board approved the 25 January meeting minutes as the last order of business.

NEXT MEETING: The next Board meeting will be held on 21 June.