

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

2 AUGUST 2023

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 2 August at the Dougherty's home. All Board and Architectural Committee members were present. Ruben Garcia also attended.

ONGOING BUSINESS: The Board approved the 21 June meeting minutes as the first order of business.

LANDSCAPING. Turf replacement for 3 homeowners has been accomplished at their expense. Landscaping plans for the remainder of summer include improving the appearance of the entrances, adding rock to 15 homeowners' yards, doing a thorough check of the drip system, and performing routine/ongoing maintenance.

ANNUAL PICNIC. Our summer picnic is scheduled for 12 August from 1 P.M. to 4 P.M. in the backyards of Maxine Martinez' (7325) and Doug and Jane Rees (7315). The HOA will provide drinks, meat, buns and condiments. Please bring a side-dish or your favorite desert to share and your own lawn chair(s). The weather backup date is 19 August. RSVP to www.centennialglen@gmail.com or call (719) 235-6399.

INSURANCE RENEWAL. Our insurance for 23/24 has been renewed with no lapse in coverage. We are in the process of looking for a new agent for next year. Customer service with our current agent is lacking.

WASHED-OUT AREAS ON TRAIL BEHIND NEIGHBORHOOD. The HOA contacted Colorado Springs Utilities regarding the washed-out areas on the ridge behind the neighborhood. Utilities performed maintenance on the areas to address the erosion issues.

RESOLUTION 2023-11. Senate Bill 23-178 was passed last legislative session. This Bill 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. Resolution 2023-11 has been updated to comply with SB 23-178. Our draft Resolution was distributed to homeowners in June to seek input. We are delaying adopting the updated Resolution until we develop several sample pre-approved landscaping designs to post on the website. More to follow.

NEW BUSINESS:

SECOND QUARTER FINANCIAL STATEMENTS. The Board reviewed the 2nd Quarter financial statements. Water and landscaping remain our biggest expenses. The statements are posted on the website.

CLOGGED STORM DRAIN. The Board contacted the City of Colorado Springs to accomplished required maintenance on a clogged drain on Centennial Blvd. The work was completed during the last week of July.

SPRINKLER/DRIP SYSTEM ISSUES. We have had numerous issues maintaining our aging sprinkler system. These have included broken sprinkler heads, valve replacements in both the sprinkler and drip systems, valve leaks, sprinkler leaks, and drip system leaks. Many of you have probably noticed Lynn Dougherty working with Robertson's throughout the neighborhood. Lynn has spent numerous hours working on our system at significant cost savings to the HOA. Please continue to contact the Board if you notice sprinkler or drip system issues.

OTHER ISSUES:

DRIVING VIGILANCE. As many of you have noticed, our neighborhood is pleasantly alive with children playing and riding their bikes. Please use extra caution as we drive to and from our homes.

NEXT MEETING:

The next Board meeting will be held on 4 October. See you at the picnic on 12 August!

