

**CENTENNIAL GLEN HOA**  
**BOARD OF DIRECTORS MEETING**  
**4 OCTOBER 2023**

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 4 October at the Dougherty's home. All Board and Architectural Committee members were present except for William White.

**ONGOING BUSINESS:** The Board approved the 2 August meeting minutes as the first order of business.

**LEGISLATION UPDATE/HB 23-1105 TASK FORCE:** HB 23-1105 commissioned a Homeowners Rights Task Force to look at issues impacting HOAs. You should have recently received an email from DORA with an update, however if you missed it, here is the link:

[https://engagedora.org/hoa-task-force?utm\\_medium=email&utm\\_source=govdelivery](https://engagedora.org/hoa-task-force?utm_medium=email&utm_source=govdelivery)

The link is also posted in the Education Section of our website. We encourage you to complete the survey included in the update to ensure your voice is heard. There are many sizes and types of HOAs in Colorado. I'm

sure there are some bad actors, but there are good HOAs as well. If you are happy with how our HOA is being run, this is your opportunity to say so. **It's important to not allow complaints regarding other HOAs dictate legislation that could impact our HOA.** We need to tell both sides on the story.

**ARCHITECTURAL ISSUES:** We recently sent a reminder to all homeowners regarding their responsibilities regarding periodic maintenance of the exterior of homes.

Article 7.6 of the Declaration and paragraph 2 of Resolution 2023-11 states that Homeowners shall maintain the exterior of their homes to keep our community an attractive environment and ensure our property values are maintained. This includes repair of any damage or deterioration to the following: Exterior of home surfaces including the roof, garage door(s), all exterior doors and door frames, stucco, trim, gutters and downspouts, as well as decks and outdoor lighting. Please take a close look at your property to see if you have any of the issues listed above, and if so, take the proper steps to have the items repaired.

**LANDSCAPING.** Landscaping plans for the remainder of fall include improving the appearance of the entrances, adding rock to 15 homeowners' yards, and performing routine/ongoing maintenance to include fertilization/herbicide application/pruning, deep route fertilization of several Ash trees, etc. Bi-weekly mowing commenced in September. Mowing will end in mid to late October. We are currently watering twice a week and the sprinklers will be turned off at the end of October. Water meters will also be disconnected for the Winter months until next April.

**ANNUAL PICNIC.** Our annual picnic was held on 12 August in the backyards of Maxine Martinez' (7325) and Doug and Jane Rees (7315). Approximately 50 homeowners and guests attended. Many thanks to Lynn and Sherry Dougherty for organizing the event, Maxine, Doug, and Jane for hosting the event, to Mike Zuber and Bruce Abel for cooking, and to all those who donated food, drink, tents, and tables. The picnic was a complete success! Thanks to all who attended.

**INSURANCE RENEWAL:** The renewal of our HOA insurance policies has been a monumental task to say the least. We are not happy with our current providers and

are planning to commission new providers. We are in contact with American Family insurance. More to follow.

**ADOPTION OF RESOLUTION 2023-11.** Resolution 2023-11 (HOA Design Guidelines) was updated and adopted by the Board to comply with SB 23-178. SB 23-178 prohibits Associations from imposing restrictions on homeowners who want to replace front yards with water-wise landscaping designs/xeriscape designs, install non-vegetative turf in back yards, or install vegetable gardens, so we updated our policies to reflect that. It's important to note that changes to landscaping such as these are at homeowner expense.

## **NEW BUSINESS:**

**ANNUAL MEETING/ELECTION OF THE 2024 BOARD OF DIRECTORS.** The election of our 2024 Board of Directors will take place at the Annual Meeting currently scheduled for Wednesday, 8 November at Wilson United Methodist Church. The Board normally consists of 5 homeowners, all volunteers. Several of our Board members have served for many years, and it's time for others to step up. Please respond to this email if you are

interested in running so we can include your name on the ballot.

## **EDUCATION:**

The Board reviewed DORAs update regarding the progress of the Homeowners Rights Task Force. The update is posted in the Education section of the website.

**NEXT MEETING:** The next Board meeting will be held on Monday, 23 October to review our financials and prepare for the Annual Meeting.