

# **CENTENNIAL GLEN HOA**

## **ANNUAL MEETING MINUTES**

### **8 NOVEMBER 2023**

The Centennial Glen HOA Annual Meeting and Election of the 2024 Board of Directors was held on 8 November 2023 at 7 P.M. at the Wilson Global Methodist Church. 21 homeowners either participated in-person, by proxy, or submitted an Absentee Ballot. This number exceeded our quorum requirements of 16.

#### **ELECTION OF 2024 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 2024 Board:

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

## **PROOF OF MEETING NOTICE/Approval OF 2022**

**MINUTES.** Lynn Dougherty provided proof of this year's meeting notice, and the homeowners approved the minutes from last year's meeting.

**STRATEGIC PLAN.** Bill Tomeo provided an update of our strategic plan. A copy of Bill's presentation is posted on our website in the Education section.

**OWNER EDUCATION.** Two Bills were discussed that impact HOAs - HB 23-1105 and SB 23-178.

1. **HB 23-1105** created a Homeowners Rights Task Force to look at issues impacting HOAs. Two of our Board members monitored the first meeting of the Task force. The meeting was conducted via Zoom. Based on the discussion that we observed, several of the issues being considered by the Task Force for potential legislation are based on unsubstantiated complaints/Previously failed legislation. The complaints being considered were submitted to DORA's HOA information and Resource office and they were never investigated. The Task Force is getting one side of the story. You still have an opportunity to make your voice heard by completing

DORA's survey to provide your input. **It's important to not allow unsubstantiated complaints regarding other HOAs dictate legislation that could impact our HOA.** We need to tell both sides on the story.

2. **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. Resolution 2023-11, HOA Design Guidelines, was updated to reflect the legislation.

## **BOARD REPORTS.**

**1. Introduction of Current Board and Architectural Committee Members.** Lynn introduced the current Board and Architectural Committee members.

### **2. 2023 Accomplishments.**

- A. Continued efforts to remain transparent and keep homeowners informed.
- B. Encouraged Homeowners to perform upkeep and maintenance on their homes.

- C. Saved approximately \$500 by disconnecting water service during the winter months into early spring (late October – early April).
- D. Continued the Strategic Planning process.
- E. Performed routine maintenance (cleanup, aeration, mowing, trimming, weed control, and flower beds installation).
- F. Final mowing and initial cleanup will occur the week of November 13<sup>th</sup>.
- G. Modified Resolutions 2023-11, HOA Design Guidelines, required by the passage of SB 23-178, and Resolution 2023-10, Records Retention.
- H. Completed routine compliance requirements, including the completion of tax returns, annual purge of HOA records, and annual registrations with DORA and the CO Secretary of State, and a 2022 transfer to the Reserve Account of \$12,000.
- I. Worked with Springs Utilities and the City to correct drainage issues on hillside and clearing of storm drains along Centennial Blvd.
- J. Accomplished deep root fertilization on Ash trees.
- K. Added/Replaced turf in 3 homeowners' yards at Homeowner expense.
- L. Installed rock in the common areas and added a small amount of mulch to common areas.

- M. Removed dead trees and bushes from common areas.
- N. Trimmed and pruned trees and bushes throughout the area.
- O. Final tree trimming is still on the schedule and will occur later this month.
- P. Commissioned American Family Insurance as our new agent/broker effective 1 Nov 23.
- Q. Repaired 30 – 40 damaged sprinkler heads and sprinkler and drip system valves due to our aging system.
- R. Conducted Board member education.
- S. Held neighborhood barbecue.

### **3. Issues Encountered in 2023.**

- A. Robertson's landscaping labor shortage, loss of staff, and owner's surgery.
- B. Poor service from our HOA insurance provider, as well as rising premiums and loss of umbrella coverage.
- C. Sprinkler/Drip system issues – aging system.
- D. Covenant Compliance regarding maintenance of the exterior of homes.

**4. Capital Reserve Funding.** Lynn reviewed the status of our capital reserve fund. The Board updated our reserve study and funding plan in 2022/23 to adjust for inflation and increasing interest rates. We plan to transfer approximately \$10,000 to the reserve fund at the end of this year. This will bring our total reserve funding to approximately \$137,680 at the beginning of 2024.

**5. 2023 Financial Results.** Lynn reviewed our Financials as of 30 September 2023 and projected them through year's end. Our latest financials are posted on the website.

## **6. 2024 Goals/Projects.**

- A. Continue Strategic Planning process.
- B. Be good stewards of HOA funds.
- C. Maintain transparency with homeowners.
- D. Emphasize architectural compliance.
- E. Restore common areas.
- F. Replace mulch with rock in common areas.
- G. Improve entrances to the neighborhood.
- H. Add rock to 15 Homeowners' yards.
- I. Comply with all regulatory requirements.
- J. Make adequate capital reserve contribution.

- K. Update Reserve Study.
- L. Continue Board education.
- M. Comply with HOA record retention policy.
- N. Hold the annual neighborhood BBQ.

**7. Major Expenses/Budget.** Lynn discussed our major expenses for 2023. Landscaping and water continue to be our major expenses. As our community ages, we will continue to have to replace trees, bushes, etc., and maintain our aging sprinkler system. We have also been impacted by inflation, rising utility costs, rising trash service, and insurance costs. The Budget for 2024 was mailed to Homeowners prior to the meeting for comment/input. No comments were received.

**8. Dues Increase.** Based on accomplishing our 2024 goals and objectives, the projected state of our finances regarding inflation, and our budget for 2024, our **dues will be increased to \$205, effective 1 Jan 24.** The 2024 budget is now posted on the website.

## **CHANGES IN 2025.**

Three of our current Board members will not run for reelection for 2025. All three members will be active Board members for 2024, and they will be available for all of 2024 to transition potential replacements. Please consider running.

**CLOSING ITEMS.** The following additional items were addressed by Lynn in closing.

1. Homeowners are responsible for the care of the exterior of homes.
2. Trash receptacles must be kept in over-night.
3. Garage doors should be closed when not in use.
4. Operating a business from your home is prohibited.
5. Gardening tools, fertilizer, topsoil, must be stored inside the garage.
6. Air BNB's and Aux Dwelling Units are not permitted.
7. Changes to the exterior of your house or yard must be pre-approved via an Architectural request.
8. Please water on warm days throughout the winter to help prevent winter kill.

**QUESTIONS.** Lynn opened the floor to homeowner questions. Two questions were asked:

1. Do we want to install security cameras in the HOA? This item will be discussed at the January 24 Board meeting as an agenda item.
2. What is the status of the Blodgett open space master plan proposal? The link to the master plan proposal is [coloradosprings.gov/BlodgettMasterPlan](http://coloradosprings.gov/BlodgettMasterPlan). It contains the latest info on the status of the plan. The best way to provide input is via email to City officials. The survey on the website is now closed.

**ADJOURNMENT.** The meeting was adjourned at 8:10 P.M. Following adjournment, a short meeting was held by the newly elected Board of Directors to elect the officers for 2024. Our 2024 officers are:

Lynn Dougherty – President  
Frank Wille – Secretary  
Doug Rees – Treasurer  
William White – At Large Member  
Paul Ray – At Large Member