

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

18 APRIL 24

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 18 April at Lynn Dougherty's home. All members were present except Paul Ray, Brad Shanks, and Lynn Nelson.

ON GOING BUSINESS

LANDSCAPING:

- Tree trimming was conducted during the first week in February.
- Robertson's re-opened the project to top off rock in Homeowner's yards. Robert Elliot and Lynn did a walk-through of the neighborhood last week to determine rough costs for the top-offs. If you are one of the homeowners who requested a top-off, expect to get an estimate soon.

2023 CAPITAL RESERVE TRANSFER:

- The Board transferred \$15K to our reserve account on 27 February. The total in the account is now approximately \$139,000.

HOA HOMEOWNERS' RIGHTS TASK FORCE (HB 1105):

HB 23-1105 established a Homeowners' Rights Task Force to examine issues confronting communities that are governed by the Executive Board of an Association. Their final report was submitted to the Governor on 15 April. The report contained 55 areas for improvement. The prevailing areas identified included:

- The Colorado Common Interest Ownership Act (CCIOA) needs to be reformed, including modernizing portions of the act that would ultimately result in efficiencies and cost savings.
- An Alternative Dispute Resolution program needs to be formalized to provide Homeowners with a cost effective and expedited process in which to resolve conflicts with the HOA.
- More education for homebuyers, Homeowners, and real estate professionals about HOAs is needed.
- Emphasis should be placed on Homeowner engagement and involvement in the HOA to improve the health and sustainability of the community.
- Community Association Management professionals need to be regulated/licensed to protect the safety and soundness of the communities and to ensure that the professionals are qualified and competent to perform their duties on behalf of the HOA.

We anticipate additional HOA legislation will be generated from these inputs during the next legislative cycle. More to follow.

PROPOSED NEW LEGISLATION IMPACTING HOAs:

- **HB 24-1078** requires Community Association Management companies to be licensed. A similar version of this Bill was vetoed by Governor Polis in 2019.
- **HB 24-1158** limits attorney fees in foreclosure proceedings to \$5000 or 50% of the lien being foreclosed (whichever is less), adds a requirement to offer counseling to owners prior to initiating foreclosure actions, adds additional HOA reporting requirements during the annual registration process related to foreclosure actions, restricts who can purchase the foreclosed unit, and defines a minimum initial bid on foreclosed property as at least the amount necessary to satisfy the HOA lien foreclosed, the liens for unpaid real estate taxes or other government taxes, and the first mortgage secured by the unit, as well as an amount equal to 60% of the unit owner's equity in the unit. [NOTE: We have never had a situation in this HOA to foreclose on a property].

- **HB 24-1233** "cleans up" several requirements imposed by HB 22-1137. It eliminates the requirement to physically post a notice of delinquency on a unit owner's property, permits charging a unit owner for the actual cost of sending notices of delinquency by certified mail, and changes the structure of a repayment plan from 18 months back to 12 months with installments of equal amounts.
- **HB24-1337** caps the amount of money that may be reimbursed for attorney fees for an owner's failure to pay assessments at \$5000 or 50% of the assessment amount owed, whichever is less, limits attorney fees to \$5000 or 50% of the actual cost incurred by an HOA in a collection action resulting from a unit owner's failure to obey the Bylaws or rules of the Association, requires mediation prior to initiating foreclosure actions, and prohibits foreclosure if the owner is in compliance with a repayment plan.
- **SB24-134** allows the operation of a home-based business in the HOA. The operation of a home-based business must still comply with applicable HOA rules and regulations related to architectural control, parking, landscaping, noise, and nuisance, as well as municipal and county noise and nuisance ordinances. This Bill passed the House and Senate and was sent to the Governor on 12 April for signature.

FEDERAL CORPORATION TRANSPARENCY ACT (CTA):

- The CTA is a federal law that became effective on 1 January 24 and is intended to prevent money laundering, tax fraud, and other similar activities by small corporations. It requires small corporations to file an initial report with the Financial Crimes Enforcement Network in the Department of Treasury by 31 December 2024. Because HOAs are set up as small, nonprofit corporations, the CTA applies, and we will have to file our initial report. The initial report includes basic information about the HOA, including name, address, and the names and identifying information of the Board members.

ROUTINE TASKS COMPLETED: The following routine tasks were completed during the 1st Quarter/2024:

- (1). Record retention required actions.
- (2). Annual registrations with DORA and the Secretary of State.
- (3). Filing of 2023 tax returns.

SPEEDING/RECKLESS DRIVING ON CENTENNIAL BLVD:

- The Board has been working with both the CSPD and Councilman Dave Donelson to address the speeding/reckless motorcycle racing on Centennial behind our neighborhood. Our goal is to get a police presence to try to curtail/reduce the incidents. The Board has been reporting the incidents as they occur. The more people who report, the better. **The number to call to report is the non-emergency line: +1 (719) 444-7000.**

NEW BUSINESS

1st QUARTER FINANCIALS:

- The Board reviewed our 1st Quarter financials. They are now posted on the website.

ADOPTION OF RESOLUTION 2024-4:

- The Board adopted Resolution 2024-4 (18 April) after coordination with the Homeowners. The updated Resolution requires a vote of the Homeowners to transfer funds from the reserve account to the operating account and defines a repayment plan. The Resolution is now posted on the website.

STREET/CURB ISSUES:

- The Board is working with the City to address street/curb issues in the north end of our neighborhood. The curb is starting to separate from the street in several areas. The city is responsible for the repair work.

UPCOMING MAINTENANCE:

- Spraying trees for blight.
- Spring Clean-up.
- Sprinkler system turn-on.
- Aeration and limited mulching.
- Bi-weekly mowing.

NEIGHBORHOOD BBQ:

- **Save the date** – Our neighborhood BBQ is currently scheduled for 27 July. More to follow.

OTHER – NEED VOLUNTEERS TO SERVE ON BOARD!

- As we mentioned previously, three of our current Board members will not seek re-election in 2025. We need volunteers to replace these members. If you are interested in serving, we recommend attending our Board meetings for the remainder of this year to help smooth the transition. Board member training materials are posted on our website.

NEXT BOARD MEETING: Our next Board Meeting is scheduled for 18 July.