

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

10 OCT 24

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held on 10 October at Lynn Dougherty's home. All members were present except William White.

ON GOING BUSINESS:

APPROVAL OF MINUTES:

- The Board approved the 18 July 24 Board meeting minutes as the first order of business.

LEGISLATION:

- **HOA Resolution 2024-9** became effective on 6 August 24. The Resolution deals with HOA policy and procedures regarding the collection of unpaid assessments. It is now posted on the website.
- **The Corporation Transparency Act (CTA)** requires HOAs to file a report with the Department of Treasury by 31 December 24. The report includes the

HOA's name and address, and the names and identifying information of the Board members. The CTA was enacted to combat tax fraud, money laundering, and financing for terrorism. Failure to report can result in fines.

LANDSCAPING:

- All summer and early fall work has been completed. We experienced significant sprinkler system issues this year including leaks, breaks, stuck/faulty valves, and drip system problems. Most of these issues have been fixed and the system appears to be working properly at this time. Please continue to report issues you may have to Lynn. The sprinkler system will be winterized near the end of October, and water will be turned off.
- Robertson's completed a major project to prune and trim trees this summer, and all trees with Blight were treated and trimmed. Additionally, the tall native grass behind homes was trimmed and will be trimmed again later in the Fall. It's been a busy Summer and early Fall. Fall clean-up is now on the agenda.

COLORADO SPRINGS UTILITIES:

- Our HOA water meter near the North end of the neighborhood is not reporting usage accurately. We have been billed for the past several months using estimates of our usage instead of for our actual usage. The Board has been working with Springs Utilities to remedy this situation. The meter has the actual data stored internally, however it must be retrieved manually. More to follow.

SPEEDING/TRAFFIC ISSUES:

- We continue to have frequent speeding on Centennial behind our neighborhood by both motorcycles and cars. The Board has reached out without success on numerous occasions to CSPD and our City Council to seek a police presence in the area. It's been quite frustrating however we will continue to work this issue.

INFINITE DISPOSAL:

- Infinite Disposal has a new service vehicle added to their fleet. The new truck provides automated pick-up service with only the driver as a crew. Trash bins

should be placed on the curb with the opening toward the street, and 3 feet away from any obstructions. We are working with Infinite Disposal to ensure walk-up service is not impacted. We would also like to continue to use bungee cords on our trash receptacles due to the high wind potential in the neighborhood. More to follow.

NEW BUSINESS:

3rd QUARTER FINANCIALS:

- The Board reviewed our 3rd Quarter financials. They are now posted on the website.

INSURANCE RENEWAL:

- The Board is in the process of renewing our insurance policies for 2024/2025. Our rates will increase approximately \$400.

UPCOMING LANDSCAPING MAINTENANCE:

- The addition of rock to 15 Homeowner yards is still on Robertson's agenda. Additionally, decorative

grasses will be added in the common area in front of 7315.

ANNUAL MEETING AND ELECTION OF OUR 2025 BOARD OF DIRECTORS:

- Our annual Meeting is tentatively scheduled for 7 November. You will be receiving a mailing approximately 10 days before the meeting. The mailing will include the time and location of the meeting, the 2025 Budget, Board Candidate biographies, an Absentee Ballot, and a Proxy Assignment form. We hope to see each of you at the meeting.
- We currently have 5 individuals running for the 5 positions on the Board of Directors. We would like to thank all the candidates for volunteering to serve.

NEXT BOARD MEETING:

- Our next meeting is scheduled for 24 Oct to plan the Annual Meeting.