



CENTENNIAL
GLEN

CENTENNIAL GLEN HOA

2024

ANNUAL MEETING

November 7, 2024

AGENDA

- Determination of Quorum
- Election of 2025 Board of Directors
- Proof of Notice of Meeting
- Approval of 2023 Annual Meeting Minutes
- Owner Education – 2024 Legislation – 15 Minutes
- Board Reports - 30 minutes
 - Current Board and Architectural Committee
 - 2024 Accomplishments/Issues
 - Capital Reserve Funding
 - 2024 Financial Results
 - 2025 Goals/Projects
 - 2025 Budget/ Establish Annual Dues
- Election results
- Other/Q&A – 5 minutes
- Adjournment – 5 minutes

10 Minutes

2024 Accomplishments

- Continued efforts to remain transparent and keep homeowners informed
- Considered hiring of HOA management company
- Encouraged homeowners to perform upkeep and maintenance on homes
- Saved approximately \$500 by disconnecting water service during winter
- Complied with all changes required by new legislation
- Completed routine compliance requirements – Tax returns, HOA record retention, Annual registrations, Insurance renewals and Reserve transfer - \$15k
- Worked with Councilman Donelson and CSPD regarding speeding on Centennial
- Participated in Homeowners' Rights Task Force

NEW FEDERAL/STATE LEGISLATION IMPACTING HOAs

COLORADO STATE LEGISLATION

- SB 24-134: ALLOWS THE OPERATION OF A HOME-BASED BUSINESS IN THE HOA
- HB 24-1337: CAPS THE REIMBURSEMENT AMOUNT FOR ATTORNEY FEES IN COLLECTIONS AND FORECLOSURE ACTIONS (\$5K), REQUIRES HOA'S TO OFFER MEDIATION PRIOR TO FORECLOSURE, AND PROHIBITS FORECLOSURE IF THE OWNER IS COMPLIANT WITH AN AGREED UPON PAYMENT PLAN
- HB 24-1233: CHANGES COLLECTIONS NOTIFICATION PROCEDURES AND REQUIREMENTS
- HB 24-1152: PERMITS ADU'S ON SINGLE-FAMILY HOME PROPERTIES

FEDERAL CORP TRANSPARENCY ACT (CTA)

- REQUIRES HOAs TO FILE A REPORT TO TREASURY BY 31 DEC 24
- REPORT INCLUDES THE HOA'S NAME AND ADDRESS, AND THE NAMES AND IDENTIFYING INFORMATION OF BOARD MEMBERS
- ENACTED TO COMBAT TAX FRAUD, MONEY LAUNDERING, AND FINANCING FOR TERRORISM
- FAILURE TO REPORT CAN RESULT IN FINES

2024 Issues

- ❖ Future of Management of our HOA
- ❖ Speeding/Racing on Centennial
- ❖ New legislation impacting HOAs
- ❖ Major issues with Drip and Sprinkler Systems



Capital Reserve Funding for 2024/2025

Reserve Study

❖ Purpose

- ✓ The purpose of a Reserve Study is to provide a guideline (educated estimate) to the Board as to what the Reserve Allocation needs to be in the future to replace the Physical Assets in the Common Areas as they deteriorate and need replacement.
- ✓ The Reserve Study also provides estimated annual reserve funding requirements (in addition to Operating Costs) needed to meet the estimates provided in the Study to cover the costs of replacing these assets.
- ✓ The intent is to avoid special Homeowner Assessments to cover the costs to replace these assets.
- ✓ In compliance with our Bylaws the 2016 reserve study was reviewed and updated in 2020.
- ✓ Updated in 2023 to reflect the impact of inflation and increased interest rates

2016 Reserve Study

Physical Asset Inventory

Ironwork Fencing on exterior of Association	
Centennial Glen Monument at upper entrance	
Six Stone Columns located along the exterior fence	
Exterior Lighting – 65 lights & 3 Transformers	
Various Landscaping, Infrastructure and Sprinkler System assets	
	Total

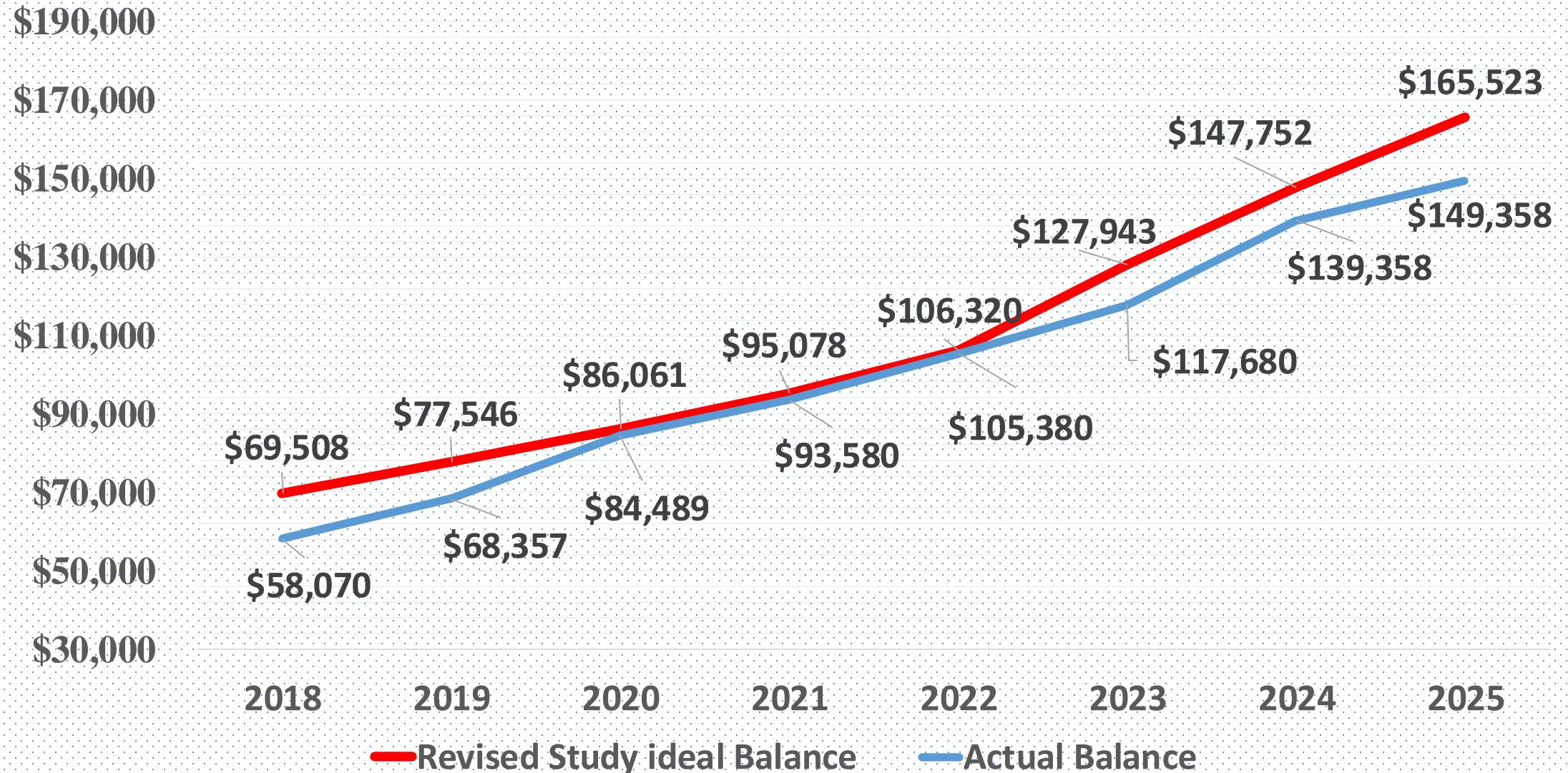
Useful Life	Remaining Life	Estimated		Estimated Replacement Cost	
		Best	Worst	Best	Worst
28	10	\$ 94,725	\$ 105,250		
25	6	\$ 30,000	\$ 35,000		
16	4	\$ 1,800	\$ 2,100		
12	1	\$ 2,750	\$ 3,000		
5	3	\$ 7,000	\$ 10,000		
		\$ 136,275	\$ 155,350		

Reserve Funding

Funding Levels Updated Study

Date	Actual		Ideal		Percent	Financial
	Balance	\$ Funded	Funding \$'s	Balance		
1/1/2018	\$ 58,070	\$ 10,287	\$ 7,583	\$ 69,508	83.54%	Funded
1/1/2019	\$ 68,357	\$ 16,132	\$ 8,038	\$ 77,546	88.15%	Funded
1/1/2020	\$ 84,489	\$ 9,091	\$ 8,515	\$ 86,061	98.17%	Funded
1/1/2021	\$ 93,580	\$ 11,800	\$ 9,017	\$ 95,078	98.42%	Funded
1/1/2022	\$ 105,380	\$ 12,300	\$ 11,242	\$ 106,320	99.12%	Funded
1/1/2023	\$ 117,680	\$ 21,678	\$ 21,623	\$ 127,943	91.98%	Funded
1/1/2024	\$ 139,358	\$ 10,000	\$ 19,809	\$ 147,752	94.32%	Funded
1/1/2025	\$ 149,358	\$ 10,000	\$ 17,771	\$ 165,523	90.23%	Funded

Capital Reserve Fund Balance Gap



2024 Financial Results

Balance Sheet
as of
of September 30, 2024

ASSETS

Current Assets

Checking/Savings

General Operating Account

Checking - 1st Bank

\$ 24,879

Operating CD

10,664

Total Checking and Operating CD

\$ 35,543

Capital Reserves

141,865

Total Current Assets

\$ 177,408

TOTAL ASSETS

\$ 177,408

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Advance HOA Dues

\$ 6,513

Total Liabilities

\$ 6,513

Equity

Retained Earnings

\$ 165,064

Net Income

\$ 5,831

Total Equity

\$ 170,895

TOTAL LIABILITIES & EQUITY

\$ 177,408

Centennial Glen HOA
Profit & Loss Budget vs. Actual

	Jan - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Homeowner Dues	\$ 85,329	\$ 85,329	\$ -
Interest Income	4,647	4,500	147
Other Charges	100	-	100
Total Income	\$ 90,076	\$ 89,829	\$ 247
Expense			
Accounting	\$ 619	\$ 709	\$ (90)
Barbecue	249	250	(1)
Fees & Licenses	43	225	(182)
Insurance	506	1,425	(919)
Landscaping	50,308	48,965	1,343
Legal Fees	-	400	(400)
Postage & P.O.Box Rent	256	335	(79)
Tax Preparation	500	500	-
Taxes	2,978	360	2,618
Trash Service	8,447	7,410	1,037
Utilities			
Electric	745	845	(100)
Stormwater Fees	186	150	36
Water	19,204	19,388	(184)
Total Utilities	\$ 20,135	\$ 20,383	\$ (248)
Total Expense	\$ 84,041	\$ 80,962	\$ 3,079
Net Income	\$ 6,035	\$ 8,867	\$ (2,832)

2025 Goals/Projects

- Smooth transition for new Board
- Be good stewards of HOA funds
- Maintain transparency with homeowners
- Emphasize Architectural compliance
- Continue to upgrade Common Areas
- Comply with regulatory requirements
- Make adequate Capital Reserve Contribution
- Continue Board education
- Comply with HOA record retention policies
- Hold neighborhood barbecue

2025 Budget & Dues

2025 Budget

Ordinary Income/Expense	2024	Projected	2025
	Budget	2024 Actuals	Budget
Income			
Homeowner Dues	\$ 113,772	\$ 113,772	\$ 119,325 /1
Interest Income & Transfer fees	6,000	6,300	6,000
Total Income	\$ 119,772	\$ 120,072	\$ 125,325
Expense			
Accounting	\$ 945	\$ 825	\$ 867
Barbecue	250	249	250
Donation	100	100	100
Fees & Licenses	300	57	100
Insurance	2,850	3,255	3,581
Landscaping/Snow Removal	68,000	69,341	72,808
Legal fees	400	-	400
P. O. Box Rent	260	256	269
Postage/Copies/Supplies	150	173	190
Tax Preparation	500	500	500
Taxes	360	3,564	1,800
Trash Service	9,880	11,060	10,975
Utilities:			
Electric	1,127	993	1,058
Stormwater Fees	200	249	256
Water	24,000	23,816	25,560
Total Utilities	\$ 25,327	\$ 25,058	\$ 26,874
Total Expense	\$ 109,322	\$ 114,439	\$ 118,713
Net Ordinary Income	\$ 10,450	\$ 5,633	\$ 6,612
Transfer to Capital Reserves	(10,000)	(10,000)	(10,000) /2
Net Surplus (Deficit)	\$ 450	\$ (4,367)	\$ (3,388)

/1 2025 Dues are based on level of \$215 per month which provides an additional \$5,556 in annual revenues

/2 \$10,000 will be transferred to the Capital Reserve Fund for 2024

Other

- ❖ Covenants – Issues
 - Exterior maintenance on houses – exterior of homes need to maintained in good condition – includes exterior surfaces, decks, walks and driveways
 - Trash receptacles – left out over night – should only be out on day of pick up which is Friday
 - Garage doors being left open - for security purposes they should not be left open for extended period of times
 - Home Business – Operating a business in your home is prohibited. Working from home is permitted.
 - Gardening tools, bags of fertilizer and top soil being stored outside – these items need to be stored inside when not being used
 - Air BNB's and ADU (Auxiliary Dwelling Units) are not permitted
- ❖ Any changes to the exterior of your house or yard require approval of the Architectural Committee before any work begins
- ❖ Please water on warm winter days
- ❖ Questions???
- ❖ Adjournment



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