

Centennial Trail HOA Annual Meeting - March 6, 2012

16 Owners (including proxies) were represented.

- Andy Edmondson reported on the finished repair work on the drainage of the cul-de-sac. It was completed along with the replacement of broken concrete out by the street for \$1700.00. (Far below the original estimated cost.)
- Budget - Andy Edmondson presented the budget for 2012. We spent just below budget in 2011 but we are taking some of the reserve to pay for the cul-de-sac repairs in this year's budget. Therefore our reserve will go down slightly for 2012. Our aim is to eventually have a \$10,000 reserve for emergencies like falling trees in the park, sprinkler problems, etc. Water costs keep going up, but the owner of Torii landscape came to talk to the board and told us there is no way we can be more efficient without high costs and we actually don't use that much water. We voted to keep annual dues at \$450.00 due by April 1 to Andy Edmondson.
- Dick Smith reported there is no change in the Flood Plain. FEMA is supposed to adopt the changes this summer or fall. We will be notified 90 days before by postcard. Flood insurance at a lower rate is still supposed to be grandfathered in to any new homeowner upon sale.
- Annual Spring Clean Up - Clean up is April 28 with bad weather day May 5. Repairs to the retaining wall will be done at that time along with the usual cleanup. Lois Klamann, Chair. Come get to know your neighbors.
- Summer Picnic - Sandy Edmondson and Ginny Donnegan will chair. They will set the date.

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- Architectural Committee - Kent Zaitz, Chair. By the HOA covenant any exterior change made MUST be presented to the committee. This includes repainting, roofing, decks, fences or any change in landscaping. Jim Burton mentioned this is becoming more important with banks and title companies being much stricter on mortgage lending.
- Murray Lull and Dick Smith will look into redoing the Centennial Wood sign at the entrance.
- Dick and Gail Smith found a company that guarantees mosquito control. Brochures were available at the meeting. Anyone interested, please contact the Smiths.
- Dick Smith and Gene Frances will again check the split rail fences for need of repairs. Each homeowner is responsible for keeping their fences in good repair. Carpenter Fencing has agreed to do the repairs again for about the same price.
- Election of officers. All current officers were reelected.
- Reminders - Jean Hauser reminded us all wood shingle roofs must be replaced by January 2014. It is necessary to go through architectural committee for any exterior changes.
- Website requested. www.centennialtrailhoa.org. From there you can get info on the flood plain or go to the city of Boulder website.

Respectfully submitted: Gail Smith, Secretary