

CENTENNIAL TRAIL HOA

Board of Director's Meeting

November 30, 2015

The Centennial Trail HOA Board meeting was held November 30, 2015 at 7:00PM. Present were board members Jean Hauser, Murray Lull, Andy Edmondson, Dot Jackson and Gail Smith. Dick Smith was also present.

The following item was discussed..

- **Split Rail Fence Repair**

Background – Dick and Gail Smith recently surveyed the split rail fencing that was originally installed by the Centennial Trail developer adjacent to the multi-use path and access walkways on the south side of the development. This survey was to identify broken posts and rails that needed repair. In conducting this survey it was noticed that many sections of this split rail fencing is becoming unsightly due to age and other factors. Dick and Gail believe significant repair / replacement of the split rail fencing will be required in the next few years to preserve its value to all Centennial Trail homeowners. The fencing was installed by the developer in the early 1980s and is now over 30 years old.

In the past Dick Smith and others have performed this repair survey. Dick then coordinated needed repairs by a competitive fencing contractor. At the time Dick and others interpreted the CTHOA covenants as requiring each homeowner to be responsible to pay the repair cost for split rail fencing adjacent to their property. To facilitate the process, and enable the contractor to charge his lowest price (avoid separate billing), it was agreed the HOA would pay the master bill from the contractor and individual owners would reimburse the HOA.

Dick and Gail have again reviewed the CTHOA covenants and now feel the prior interpretation was incorrect. They believe the split rail fencing is actually part of the original infrastructure installed by the developer. It is on out-lot property either owned by the HOA or transferred to the city of Boulder. As is the case for maintenance on all the out-lots owned by the HOA, Dick and Gail feel the HOA is also responsible for repair of the original split rail fencing including replacement when necessary. This position does not apply to boundary line fencing installed by individual owners. Owners are responsible for maintenance of such boundary line fencing.

Discussion – President Jean Hauser opened the meeting. There was considerable discussion regarding the CTHOA covenant interpretation discussed above. Dick and Gail explained why they are now interpreting the covenants to require the HOA to be responsible for maintenance of split rail fencing described above. Their position was supported by Murray Lull.

It was agreed, by consensus, that further discussion and action is required regarding this issue. Dick Smith agreed to prepare a report explaining why he now feels the HOA is responsible for the Split Rail fencing. Dick will also ask the fencing contractor we have used in the past to evaluate the split rail fencing at issue and provide a rough estimate for the significant future repair / replacement that will be required to maintain its acceptable appearance. It was also decided that all fencing should be included in the responsibilities of the architectural committee and the issue should be on the agenda for our next general meeting.

There was no other items discussed and the meeting was adjourned.

Respectfully Submitted,

Gail Smith, Secretary