

## MINUTES OF THE CENTENNIAL TRAIL HOMEOWNERS ANNUAL MEETING MARCH 8, 2007

Thirteen families were represented, with two proxies, which qualifies as a quorum. Andy Edmondson, as president, conducted the meeting.

Several people commented on the neighborhood support during this long winter. Thanks to all of you who helped!

I would also like to thank all members of the board for their effort and support.

o Expenses for 2006 and proposed budget for 2007 were discussed. The move to the Great Outdoors for the park maintenance has been positive, as water usage and costs were lower than budgeted. However, with the new Boulder water regulations, we can expect an increase in water costs for 2007. The snow removal costs this winter have been more than projected. **As such, we approved the budget with the dues to remain at \$275 per household. They are due by April 1, 2006.** Checks for that amount should be made out to the Centennial Trail Homeowners Association and be delivered or mailed to:

Karen Vogt  
5395 Centennial Trail  
Boulder, CO 80303

o There was a discussion about building up a reserve of money to cover the future repaving of the community properties. Potentially the three cul-de-sacs and the short street between 5215 and 5245). The Board will determine and document the HOA obligations and advise the home owners.

o In an effort to reduce water usage in the park area, Pete Jackson has been talking to the Great Outdoors. They will check/adjust all sprinkler heads and look into getting sprinkler heads that are more efficient. Also, next year they will keep the two storm drains cleaned throughout the year as well as trim the weeds on city property adjacent to the park on the trail/footpath.

o A big thank you to Dick Smith and Jim Burton for following through with an action item from last year. The state of Colorado has enacted two laws (SB100 & SB89) that are designed to make homeowners association's more responsive and accountable to the members. Dick and Jim crafted the attached "Resolution of the Centennial Trails Homeowners Association to Enact Responsible Governance Policies". You can consider this as a supplement to the current covenants. Since the new state laws make some items in our existing covenants invalid, Dick and Jim will work on updating the covenants and also to reflect current laws. Unless there is a lawyer in the association who would be willing to assist, we plan to get outside legal assistance in this effort.

- We are planning to create a web site to archive all minutes and documents relating to the homeowners association. This will save time and costs, as well as making our HOA meet the requirements of the law. Is there anyone who would be willing to help create the web site? Otherwise, we may need to pay someone to create the site.

- The laws require us to communicate more consistently. As part of this effort, we are now using email. Attached is a list of all homeowners, addresses and phone numbers. This is for the members of our neighborhood, so please respect the confidentiality and do not pass it around.

o A request had been made to inquire about the potential costs to have our street, and the cul-de-sacs plowed. The snow removal company would charge \$1,000 for every six inches of snow. After some discussion it was decided not to pursue this.

o Thanks to Sheryl Holmes and Kathy Minter who again offered to organize the summer picnic in the park.

o It was agreed to have a spring workday in the park common area. The date selected is April 7th from 9am to noon. April 14<sup>th</sup> will be a bad weather backup. This will coincide with the City of Boulder Spring clean up (April 16 – 20). A follow up reminder notice will be sent out. Your attendance would be appreciated. This is also a good opportunity to get to know your neighbors.

o There were several comments about the damage done to fences and mail boxes by the snow removal people. John Kloor will talk to the owners to see if they will provide some compensation. Additionally, Pete Jackson will be talking to the Great Outdoors to see if they would like to bid on our sidewalk snow removal next year.

Please feel free to contact me or any of the board members listed below if you have any questions:

Andy Edmondson	- 303 443-9253
John Kloor	- 303 444-5410
Karen Vogt	- 303 449-5392
Pete Jackson	- 303 444-6722
John Tracy	- 303 442-8002



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Andy Edmondson  
President, Centennial Trail Homeowners Association