

## **Centennial Trails HOA - Annual Meeting of the Association**

Tuesday, March 12, 2019

home of David Klamann and Gary Gallegos (5330 Centennial Trail)

*These minutes approved by the board by email on March 18, 2019.*

### **Board present:**

Ryan Lowe (president)  
Andy Edmondson (vice president)  
Michael Ting (vice president)  
David Klamann (treasurer)  
Randy Doriese (secretary; recording minutes)

### **Board absent:**

none

### **Agenda:**

- 0) Opening comments.
- 1) Status update from Documents-Review Committee.
- 2) Architectural Control Committee.
- 3) Discussion of snow removal.
- 4) Budget: 2018 expenses and proposed budget for 2019.  
The board recommends that annual dues be \$425. Dues are payable by April 1st, 2019.
- 5) Spring Cleanup.
- 6) Neighborhood Gatherings.
- 7) Discussion of what types of home rentals are allowed, and how the HOA should enforce such rules.
- 8) Open floor to allow anything folks want discussed to be discussed. Questions?
- 9) Election of board members: Two board positions are to be elected.

### **Ryan calls us to order at 7:09pm.**

Of our 37 homes, 17 are represented in person and 7 by proxy. Quorum is 20%, or 8 homes. We have quorum.

### **0) Opening comments.**

Ryan thanks our two standing committees, Architecture and Docs, for their work during the past year.

### **1) Status update from Documents-Review Committee.**

*N.B. The Docs-review discussion satisfies the requirement in the CCIOA that the HOA conduct annual education of our membership about CCIOA.*

Dick Smith, who has been the driver of the Documents Committee, gives a quick summary; various board members also contribute details: Dan Berkey of Berkey Law has performed his initial review of our documents. Our Covenants have minor discrepancies with current state law, but nothing that requires a re-write, in Dan's opinion. Because the Covenants are so onerous to amend, he recommends that we leave them as they are. Further, he recommends that he re-write our Bylaws to be the HOA's only official document other than our Plat, Articles of Incorporation, and Declaration of Covenants. Thus, the new Bylaws would include the content of the old Bylaws, the working rules of the Architectural Control Committee, and the "Resolution" document ratified by CTHOA in 2007. Finally, Berkey recommends that we opt in to the full CCIOA.

In board meetings during 2018, the board accepted these recommendations, and is now gearing up to exchange more information with Berkey in advance of his drafting of the new Bylaws.

Overall, the working relationship with Berkey has been positive.

We open the floor to questions and comments.

Question: how does one amend bylaws: is this merely an action of the board or does it require action by the full association? Answer: The full association.

Q: What is the requirement for a vote to amend the Bylaws, and must it be done at a meeting or can we use, for instance, a mailed paper ballot? Answer given at meeting: we don't know, and do not want to hold up the meeting to look up the answer. *N.B. After the meeting, the board members researched that per the present Bylaws (Article Ten), the Bylaws may be amended by majority vote at a Membership meeting (quorum is 20% of our lots represented in person or by proxy). There is no mention of any other procedure.*

Q: What is the present status of the review? A: The board is coming up with list of questions/ comments for Berkey, and also some other content that we want to be included in new Bylaws.

Q: Will there be a draft of the Bylaws that the community can look at before we vote to accept it? A: Yes, that is the intention.

## **2) Architectural Control Committee.**

Kent Zaitz leads the discussion. Kent notes a recent mailer he received as a Realtor. It included a survey of what is most important in property values. The #1 was "curb appeal." From this he concludes that external appearance of the homes on Centennial Trail should remain a point of emphasis of the ACC.

We open the floor to questions and comments.

Q: is there a list of colors one can paint the outsides of our homes? A: There is no universal list of colors. Because each home has a different color of brick, different color combinations will work well for different homes. If an owner re-paints with the same color scheme, no approval from ACC is required. If there is a change of paint colors, the ACC requires use of a color consultant selected by the ACC. In a departure from previous practice, at the last board meeting the board introduced a policy that the HOA would pay for the first hour of the color consultant's time. Previously, the owner who wanted to paint was required to pay the full cost of the color consultant.

Q: Should overgrown yards and weeds be reported to the ACC? No, because these are maintenance issues, they should be reported directly to the board.

### **3) Discussion of snow removal.**

At a board meeting in 2018, Murray Lull proposed that CTHOA purchase a snowblower, and have HOA volunteers clear our snow (both the Outlot walks the HOA is required to clear and the privately owned, street-facing walks the HOA has elected to clear). Presently, we pay a local company, Prop Maintenance, \$750 per storm when there is over 3" of accumulation. When there is less than 3" of snow, board members have been clearing the Outlots and owners have been clearing their own walks.

We engage in a wide-ranging discussion of how the volunteer system might work, other potential options, etc. Afterward, by an informal show of hands, there are only 6 interested volunteers. Because this does not seem enough to make a self-run system practical, the idea is shelved.

During the summer, when snow contracts are typically put in place, the board will look to solicit bids. We will entertain the idea of buying a snowblower and then paying someone to operate it.

### **4) Budget.**

David leads discussion of the proposed budget.

Water: Dick Smith notes that the sprinkler system was installed in 1996. Charles Minter mentions that he has a new clock system with a water-monitoring system, and has seen his water usage drop as a result of careful monitoring. Should we invest in something like this to better monitor water usage in the park? We will look into it.

Dues proposed to be lowered from \$475 (2018) to \$425 (2019). Motion to accept budget as written. Seconded. Vote: unanimous. Checks for \$425 are due April 1.

### **5) Spring Cleanup.**

David has run spring cleanups the last two years. After nobody else volunteers, David agrees to do it for one more year. Last year the cleanup occurred in late April after being rescheduled due to rain. This year, we propose the morning of Saturday April 13.

### **6) Neighborhood Gatherings.**

Sandy Edmondson and Jean Hauser agreed before the meeting to continue run these gatherings (several ice cream socials during the summer and an annual picnic in the park). Valerie Singer also volunteers at the meeting.

**7) Discussion of what types of home rentals are allowed.**

Wide ranging discussion. Bylaws will need to be updated to clarify this issue, flesh out powers of the HOA, fines, etc. If the HOA is to enforce these rules, we will need a requirement that copies of leases be sent to the HOA.

**8) Open floor.**

Dick Smith notes that the utility boxes (Excel transformers and Comcast cable breakout boxes) that are in some yards are looking scruffy. Recommendation: approach Xcel and Comcast to get them fixed. Ryan volunteers to look into this.

Andy Edmondson recognizes Murray Lull for continuing to maintain the Centennial Train sign and its planter. Connie Lull recognizes people who pick up sticks in the park.

**9) Election of board members: Two board positions are to be elected.**

Dick Smith nominates Randy Doriese (three-year term expiring). Andy Edmondson nominates Doug Sparks. Jim Burton moves that we accept via acclamation. Approved. Doug and Randy are elected.

We thank Andy for his long service on the board. He has been a board member for at least 13 consecutive years, many of these as either president or treasurer.

**Adjourn 8:27p.**