

Centennial Trail HOA – Annual meeting of the association

Thursday, February 15, 2018

home of David Klamann and Gary Gallegos (5330 Centennial)

These minutes approved by the Board by email Feb. 21, 2018.

Board

present:

Charles Minter (president)
Lou Supino (vice president)
Andy Edmondson (treasurer)
David Klamann (vice president)
Randy Doriese (secretary; recording minutes)

Agenda:

- interim report from Documents-Review Committee (fulfills CCIOA annual requirement to inform HOA about CCIOA)
- budget and dues
- spring cleanup
- neighborhood gatherings
- open floor
- Architectural Control Committee
- election of Board members

Charles calls us to order at 7:08pm.

Of our 37 homes, 18 are represented in person and 5 by proxy. This is 62% attendance. We have quorum.

Interim report from Documents-Review Committee

Lou Supino gives the report on behalf of the Documents-Review Committee. Its four members are Dick Smith, Doug Sparks, Lou Supino (chair), and David Klamann. They have gone through CTHOA's governing documents and performed first-pass edits to cull dated sections and to remove/replace language that conflicts with state law. They have produced draft versions of redlined documents. These efforts are designed to save hours (and thus money) during the next phase, which will be a formal legal review. The Committee has solicited and received estimates from two firms: the Berkey Law Firm and Hindman Sanchez. The Committee recommends Berkey, whose work may cost about \$2500. The Association had passed a motion in 2017 to spend no more than \$2000 in FY 2017 on the legal review. CTHOA spend \$0 on this in 2017.

The Board plans to meet with the committee soon to go over the redlined documents and give formal approval to proceed with the legal review.

Budget

Andy Edmondson leads a brief review of 2017 expenses and the proposed 2018 budget. Our 2017 expenses were significantly lower than expected because there were few snowstorms that required plowing, no large unexpected expenses like downed trees, and our insurance rates went down after we switched from State Farm to American Family (and we got a rebate from State Farm). In 2018, Andy has been informed by the City that our water rates will increase by 16%. Our long-term objective has been to build a reserve fund of about one year's expenses, and we have now achieved this. Included in the budget is the Board's recommendation to lower the annual dues from \$500 to \$475.

Question: Is the cost of the legal review included in the budget? Yes, but only for \$2000. The budget was drawn up before we had estimates from both firms and a recommendation to hire Berkey.

Dick Smith proposes a motion that CTHOA limit 2018 expenditures on the legal review on the legal review to \$2500. After some discussion, the motion is withdrawn.

Jean Hauser moves that we accept the budget as written. This motion is approved unanimously by voice vote. As a result, dues will be \$475 for 2018.

Spring Cleanup

David Klamann leads a brief discussion of the spring cleanup: trimming bushes, raking up downed branches, feeding rose bushes, etc. He volunteers to lead the cleanup, as he did in 2017. He will send out a mass email to organize it, and will aim for April (not too warm and not too cold). Regarding mulch: the Board has proposed purchasing higher-quality mulch rather than relying on the free (or cheap) stuff from Western Disposal and the City. Kent Zaitz volunteers to lead the effort to acquire mulch.

Neighborhood Gatherings

Sandy Edmondson and Jean Hauser volunteer to continue to organize several social gatherings through the summer: evening, outdoor events that combine ice cream and cocktails.

Open floor

Jean Hauser notes that she received a letter from FEMA about flood-plain reclassification. Her property has been moved from Zone X to Zone AE. Her flood-insurance rate will go up substantially. She called the City, and was told that FEMA will no longer grandfather properties that are presently insured at the previous, lower rate. Others on Centennial have also received such notices. Some discussion ensues about elevation certificates: because many of our homes are right on 100-year lines, accurate surveying at the few-foot level can make a big difference in flood zoning. Should we try to organize and get a surveyor to give a discounted group rate to interested owners? Randy Doriese volunteers to lead this effort; Jean Hauser will write an email of introduction to JB Guyton, one of our owners who works for Flatirons Surveying, Inc., to connect him to Randy.

ACC

The ACC is Kent Zaitz, Jim Burton, and Anita Nebel. Kent feels that the review process is going well, and that folks have been checking with the committee. Over the past ~ year, the ACC has been informing the Board whenever new approvals are given.

Anita Nebel is stepping down. Jerry Hauser volunteers to replace her. The Board names Jerry to the ACC.

Board Election

The Board terms of Lou Supino and Charles Minter are expiring. We need to elect their replacements to three-year terms (per the present By-Laws).

Dot Jackson nominates Michael Ting. He accepts. Nomination is seconded.

Dick Smith nominates Ryan Lowe. He accepts. Nomination is seconded.

Jerry Hauser moves that we accept these nominations by acclamation. We do.

Charles calls the meeting to a close at 7:45pm.