

Centennial Trails HOA – Board meeting

Thursday, August 8, 2019

home of Doug and Miriam Sparks (5275 Centennial Trail)

These minutes approved by the board by email August 13, 2019.

Board present:

Doug Sparks (Vice President)

Randy Doriese (Secretary; recording minutes)

Ryan Lowe (President)

Michael Ting (Vice President)

David Klamann (Treasurer)

Board absent:

none

Community:

Andy Edmondson

Agenda:

0) open floor

1) water usage in irrigation of CTHOA's park

2) snow removal for winter 2019-2020

3) next steps in documents-review process, including discussion of home rentals

Ryan calls us to order at 7:07pm.

0) Andy: can we be more diligent about notifying the community when meeting minutes are posted, and more diligent about posting minutes within 30 days after meetings? Yes.

1) Park water usage: Our landscaper, Torii, thinks the old (mechanical!) sprinkler controllers are aging poorly (probably gears are worn and thus slip) and should be replaced with more modern (digital) ones. David has solicited a bid from Torii of \$700 - \$800 (parts and labor) for two new controllers. We vote to approve moving forward with this project. David will tell Torii to proceed.

2) Snow removal: At the March annual meeting, there was lengthy discussion of various options for snow removal. At this meeting, the board members decided that, in the end, none of these would be better than our present model: Prop Maintenance will clear snow over 3" and community volunteers will deal with smaller amounts. We vote to affirm that David will contact PM to inquire about rates for the coming season. If they are the same as last year, he will request and sign a contract. If the rates are higher, we may solicit another bid.

3a) home rentals: An owner has been renting a CTHOA home to three unrelated people on a single lease. This is permitted under the Boulder municipal code, but prohibited under CTHOA's covenants,

which state that homes may only be related to a single family. When the CTHOA board reached out to the homeowner about this issue, the owner's representatives responded that under state and federal fair-housing laws, it would be illegal for them to inquire about the family status of potential renters. The board then asked CTHOA's attorney, Dan Berkey, to review the issue. Dan's opinion was that our "single family" rule is incompatible with state and federal law. Thus, the board will not enforce this rule. After this meeting, we will notify the homeowner of this decision. Dan Berkey invoiced CTHOA for his work on this issue; we approved payment of the bill.

It is not clear to the board how we should handle this issue within the broader, ongoing documents-review process. The previous plan had been to re-write the bylaws but keep the covenants without amendment. The covenants are very difficult (and costly) to amend. The board hopes that our previous plan will still work: to have an explanatory document that details elements of the covenants that are no longer enforceable to due changes in state law.

During this board meeting, we also discussed that it would be useful to have a conversation among our ownership about what types of rentals our community should allow. If the consensus differs from what is in the covenants, this may provide more impetus to amend the covenants.

3b) Documents Review: After some discussion, the board decides that we are ready to have Dan Berkey write a draft of the new bylaws. This will fold in the existing bylaws, our document from 2007 on good-governance policies, our 2014 document on rules enforcement, and any changes mandated by CCIOA and other state or federal laws. We will ask Dan to leave a blank section for Architectural-Control rules for now.

We will also ask Dan to produce another document that is a list of all clauses in the Covenants which are no longer valid due to being superseded by state or federal laws. If anything in the Covenants is poorly defined, this should be called out, too.

Adjourn 8:38p.