

Centennial Trails HOA – Board meeting

Wednesday, November 3, 2021

This was a virtual meeting held via the Zoom platform.

These minutes approved by the board via email on Nov. 29, 2021.

Board present:

Robert Smith (President)
Beth Ornstein (Vice President)
David Klamann (Treasurer)
Randy Doriese (Secretary; recording minutes)

Board absent:

Doug Sparks (Vice President)

Community:

Jean and Jerry Hauser
Andy Edmondson
Charles Minter

Agenda:

- 1) Review state of discussions with the City regarding drainage easements and sump-pump discharges and decide next steps
- 2) CTHOA's Sept. 10 - Oct. 11 water bill was \$1009. The previous month it was \$826. Discuss possible approaches to limit our water bills in the future.
- 3) Any other business.

8:14 p.m.: Robert calls us to order in this Zoom meeting.

Randy reads through draft minutes from our June 17 and August 13 HOA-in-the-park board meetings. The board members will peruse these on their own and offer any edits via email. Formal approval of the minutes will be via email. *N.B. These two sets of minutes were approved by the board on 11/4/2021.*

1) State of discussions with the city regarding drainage easements and sump-pump discharges.

The following is a list of questions/actions generated from our August 13 board meeting with city representatives that we discussed during the present meeting. Questions from August 13 are in italic, and answers/discussion follow in upright typeface:

- a) *Although City representatives state that in Boulder, sump pumps may not discharge into a public right of way, but instead must discharge into the same property, BRC 11-5-5 and 8-2-8 seem to state otherwise. Can CTHOA receive clarification from a city attorney?*

Robert emailed Mark Garcia (who may be a city attorney) on October 20. We have, as of this meeting, received no reply. Robert to try to reach Mark again.

- b) *Research language on drainage easements in CTHOA's plat: what (if anything) is enforceable with regards to original drainage ditches that have been filled, and by whom (and how) would this be enforced?*

Per Laurel Olsen's email to the board on 9/3/2021, the city's position is that although the easement was "dedicated" to the city, maintenance remains the responsibility of the property owners. After lengthy discussion, we converge on the plan that because there is seemingly no enforcement action available to CTHOA, and none is likely to be undertaken by the City, CTHOA's role should be to circulate to CTHOA's ownership the information we have already received from the city and via our own research. It will then be up to each owner to act on this information as she/he/they see fit.

- c) *Research whether our development has a "master drainage plan," and if so, what does it say regarding ownership of and maintenance responsibility for various pieces of our drainage infrastructure: under-sidewalk entrances to park drainage swales, the swales themselves, and the pipe outfalls that cross under 55th St.*
- i. Laurel's 9/3/2021 email states that the entrances (under the sidewalks) into the HOA drainage ponds/parks are the HOA's responsibility.
 - ii. Per Laurel, the outlets (under 55th St. to the golf course) are the City's responsibility. Laurel stated that a conversation with the City drainage-maintenance team revealed that the City had not been actively maintaining these pipes, but they will now be added to the City's list.
 - iii. Per Laurel, the swales within CTHOA's parks belong to CTHOA, and so are CTHOA's responsibility. The under-sidewalk entrances from Centennial Trail go under CTHOA's sidewalk, and so CTHOA is responsible to maintain them. Randy will contact Brandon Coleman, who was at the August meeting and volunteered to help us understand modern best practices, regarding a design change (possibly remove concrete swales and replace with a permeable swale of some kind?) and a strategy to clean out the inlet tubes under the sidewalks.

2) High water bill.

The City's water billing is structured such that a lot's "Water Budget" is based on the area of the lot and the month of the year. In the water-billing period from 9/10/2021 to 10/11/2021, CTHOA's Actual Use was 91 kgal, while our Water Budget was about 40 kgal. If a lot's "Actual Use" exceeds its Water Budget, the marginal cost of extra water grows quickly. Thus, we paid \$194 for the first 40 kgal, and \$815 for the last 51 kgal on our Sep.-Oct. bill. The board agrees that the goal, for 2022, should be to avoid getting far into this high-marginal-cost regime in any month.

Summary of further discussion: Because Torii sets our sprinkler timing without any view of our water bill, we have an "open-loop" problem. The suggested solution for summer 2022 is for the board (who pays the water bill) to work with Torii (who sets the sprinkler clocks) closely to assure that we keep our water usage near the City's designated "Water Budget" for each month.

The board composes and votes on the following motion:

The board would like Torii to stick as close to the City's water budget as is feasible. If this results in browned grass sometimes, this is acceptable to the board. If Torii feels the need to exceed this budget, they require the approval of the board.

This motion is accepted by a vote of 4 – 0.

We agree to discuss this point with Torii's management when we renew their contract this winter.

Future steps (discussed at this meeting) could be:

- removal of some sod in some areas and replacement with xeriscaping;
- conversion to a smart-clock system that waters less during/after rainy weather.

3) AOB:

Via email during August/September, the board discussed and signed a new snow contract with Prop Maintenance. The rates are the same as last year: \$750 total per storm (\$375 for HOA outlots and \$375 for the private sidewalks along Centennial Trail. We plan to follow the same snow policy as in recent years.

Adjourn at 9:40 p.m.