

Centennial Trail HOA Board

28 August 2023 / 7pm / Zoom conference call

(Minutes approved by board: 2023-09-05)

Attendees

Board present: Alex Duncan, Robert Smith, Beth Ornstein, Doug Sparks, David Klamann

Board absent: None

Community: Howard Singer, Peter Ornstein for part of meeting.

Agenda

1. Recording of decisions made since meeting
2. Review park water usage
3. Renewal of webserver and domain registration
4. Update on status of document sub-committee
5. Snow removal plan for Winter 2023-24
6. Any Other Business

Recording of board decisions since last meeting

- 23rd March. David submitted 2022 tax return
- 6th June. We received complaint about overgrown weeds on path behind Centennial Trl. We have no jurisdiction but sent an email to membership requesting everyone check it is clear and tidy as a courtesy to trail users.
- 20th June. Engaged a plumber to do the state-mandated test of backflow preventer in park. Passed.
- 22nd June. Car crash into the North park damaged turf and fence. The fence is not ours. Owners of adjoining property agreed it was theirs. Board resolved to pay Torii to repair turf. Bill (\$825) was less than insurance deductible, so no claim was made.
- 23rd July. David submitted CO state corporation annual filing

Review of water usage

- David and Randy continue to monitor and adjust sprinklers.
- New sod to repair vehicular damage means we used slightly more water than last year.
- Park grass looks great and we are again well below the city usage budget. Doing it ourselves definitely a success, but does need someone to keep a close eye on it.
- One patch of grass on 55th St might need slightly more water next year.

Renewal of Web server

- Peter Ornstein joined meeting for this agenda item.
- GoDaddy subscription is up for renewal now.
- Discussion of possible alternative vendor: DreamHost
 - Slightly cheaper. Approx two-thirds the cost. Approx \$7pcm vs \$10 pcm.
 - Have been having frequent difficulty accessing GoDaddy admin portal
 - Beth and Peter have been using DreamHost successfully for some time
 - Alex had trouble using GoDaddy email when out of country
- Motion proposed to do the following:
 - Switch all of web server, board email and domain registration to DreamHost

- Keep a single email exploder that goes to all board members, as now.
- Peter Ornstein will manage the move to the new host
- Randy will remain as webmaster after it is all set up on the new host
- Peter will liaise with David for the HOA to pay the subscription
- Peter will liaise with Randy to get passwords to authorize the move
- Motion accepted by vote of 5 - 0
- Peter will move ahead with this as soon as convenient, and we have no concerns if there is a temporary interruption in the <http://www.centennialtrailhoa.org/> service.

Report of document subcommittee

- Beth reported on progress. Subcommittee have met three times to review and update the new ByLaws that were drafted a couple of years ago. Considered and applied various comments from membership. Final draft ByLaws ready now for circulation.
- The Board briefly viewed the draft and agreed the level of detail as currently written was appropriate and useful.
- Board will distribute the draft to the membership and call a meeting to vote.
- Future tasks for the document subcommittee
 - Collate "Policies" for the board to approve. "Policies" are those documents the board can approve without needing to call a membership vote.
 - The "Declarations" could be reviewed, but there is still discussion of whether that will be worth the effort it would require.
 - Prepare a summary clarifying what parts of the "Declarations" are unenforceable under state law. This is not a formal document, but we need to understand which parts of the "Declarations" to ignore.

Snow Removal Plan 2023/24

- Result of survey has been distributed to membership. Broadly supportive of continuing as now. Minimal support for idea of buying our own snowblower, but enough that we think it is workable.
- Proposal from our existing contractor (PM) has gone up 33% since last year. It is now \$1000 per visit.
- HOA Budget is \$7500. If we continue to manage everything as in the past, we expect 4-9 visits per year. If we let PM decide for themselves, we expect 7-10 visits per year. It is marginal that our budget can cover this.
- PM previously mentioned discounts for using snow plough and for putting us at the end of their list. Robert has requested revised prices with those options and several other contract clarifications but has not received a reply. David volunteered to chase up PM.
- Robert has submitted requests with four other snow removal companies. Three have failed to respond at all. One (GSC) has responded but not yet provided a detailed price. Ongoing.
- Buying a snow blower plan.
 - A high-end battery electric blower is \$2000. I.e., pays for itself in two uses!
 - A petrol one is even cheaper, but no one wants to house it. Electric is lighter, much quieter, less smelly and lower maintenance.
 - Can try it for one year. If we like it, buy a second one next year. If not then revert to contractor next year. Finding a contractor seems difficult though.
 - Big unknown is liability insurance. Damage to people and property by the snowblower ought to be straightforward. What about a third party suing the homeowner because they slipped over outside that house? Does liability coverage protect the homeowner and the volunteer who did the clearance? David volunteered to talk to our insurer.

- Unable to make a decision now since we have been unable to get final quotes from any contractor, either our existing or prospective new ones. We will chase them all up again and Board will meet again soon. We expect the three options on the table to be
 - PM, self managing to come at 3" instead of Board deciding. Use snow plough.
 - A new contractor assuming we can get any formal quotes.
 - Buy one snowblower and self clear as a one year experiment.

Any other business

- N/A

Action Items

1. Peter Ornstein. Coordinate webserver move.
2. Beth. Circulate ByLaws draft to Board.
3. David. Chase up PM for revised 2023/24 prices
4. Robert. Chase up other snow contractors who provided no quotes.
5. David. Snowblower liability insurance. Damage to people and property by the snowblower. Does liability coverage protect the homeowner and the volunteer who did the clearance in case of third party suing for fall?