

Centennial Trail HOA Board

07 February 2024 / 7:30pm / 5355 Centennial Trail.

(Minutes approved by board: 2024-02-14)

Attendees

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

Board absent: None

Community: Randy Doriese

Recording of board actions since last meeting

- 4th October 2023. Notified City about fallen tree on cycle path. Tree was removed 6th October 2023.
- 10th December 2023. Resolved to buy second set of snowblower batteries
- 2nd February 2024. Approved TORII contract for 2024 at approx 2% increase on last year's price

Reports on action items

- 'Research list of suitable vendors for the snowblower.' Four quotes received. All were same price. Lowes was selected on basis of local stock availability.
- 'Update insurance.' New volunteers' liability insurance has been purchased.
- 'Guidelines for Snowblower Volunteers'. Included on the volunteer sign-up web page.
- 'Set up prototype online booking form.' <https://www.supersaas.com/schedule/CTHOA/Snow>

Review of contracts for coming year

- Gardening
 - Happy with existing service. Price increase this year is 2%. Continue as is.
- Website / email
 - Website and email paid up with Dreamhost until mid 2025. No expense needed this year.
 - We are not certain when domain registration expires. When they request renewal we will consider moving it to Dreamhost with the new webserver.
- Insurance
 - Existing service adequate. Attractive because a single agent has been able to provide all our policies.
 - Intend to renew when it comes due later this year.
- Snow
 - Have had several positive feedback from members on the new self-clearing system
 - Not yet had any negative feedback on the new self-clearing system
 - Snow last week was problematic, but contacts at other HOAs and even the City with their industrial heavy machinery report they had trouble too. That snowfall was exceptional.
 - This year has been a massive improvement from the perspective of the Board members managing it.
 - Will proceed without a snow removal contract and intend to repeat same system as current Winter with member volunteers.

Financial report 2023. Set budget and dues for 2024

- David circulated report before meeting. Approved by the Board without any modifications.
- Budget line items for 2024 were set based on past years.
- Add new budget line item for 'Capital Equipment', to hold the full replacement cost of the snowblower. Satisfied from existing 'Reserve' without any cost to the annual dues.
- Resolved unanimously, 2024 annual dues are \$425 per household, due 1st April 2024.

- Dues cover the 2024 budget without increasing or depleting the Reserve. The Reserve will reduce because we use it to fund the 'Capital Equipment Reserve'.
- Intention is that this level of dues can be maintained for several years while inflation gradually reduces the Reserve down to the one year budget target.
- Returns annual dues to 2010 level, primarily through changes to snow policy and aggressively managing water usage.
- This huge reduction in our dues is only possible as long as sufficient volunteers are available to drive the snow blower.

Status of document review / Bylaws

- One more meeting of the Docs subcommittee will be needed. Beth to arrange.
- Hope to release for community comments at the Annual Meeting or soon afterwards
- Board has already done their review.

Board membership

- Two terms expires at this year's annual meeting
 - Beth will be standing down at the end of her current term
 - Robert is willing to stand for re-election
- Both posts must be voted on at the meeting; there is no presumption of re-appointment.
- We need *at least* one more volunteer to stand

Plan 2024 Members' Meeting

- Meeting is 7pm, 14th March 2024 at 5255 Centennial Trl (Alex & Pauline Duncan)
- In person meeting.
- There will be a laptop available too for anyone who wishes to call in via Zoom.
- Standard docs to prepare for circulation
 - Robert: announcement, agenda, proxy form
 - David: financial report and budget
 - Beth: presentation on bylaws

New members

- Two properties have been sold in past year, for which we do not have contact details.
- Beth will attempt to contact new owners in person

Any Other Business / Open Floor

- A status letter is required this week for sale of 5315
 - ACC survey has already been done. No violations noted that require remedy
 - Clarified that annual dues cover 1st Jan - 31st Dec each year and are payable by 1st April. (I.e., dues do not cover April to April)
 - Robert will submit the letter
- HOA Homeowners' Rights Task Force - House Bill 23-1105
 - Bill has been signed into law that creates an HOA Homeowners' Rights Task Force to examine issues confronting HOA communities such as enforcement and collections practices and other community operations
 - <https://leg.colorado.gov/bills/hb23-1105>
 - https://leg.colorado.gov/sites/default/files/2023a_1105_signed.pdf

- Task force has a web site for public engagement, meeting announcements and a community survey: <https://engagedora.org/hoa-task-force>

Meeting closed 8:45pm.

Action Items

1. Beth to arrange Document Subcommittee meeting
2. Robert to write and send status letter on 5315
3. Robert to prepare standard docs for annual meeting
4. David to prepare financial report and budget for annual meeting
5. Beth to set up Zoom call for Annual Meeting, 14th March