

Centennial Trail HOA - Board meeting

Tuesday, July 12, 2016

home of Dot and Pete Jackson

These minutes approved by the Board by e-mail August 1–2, 2016.

present:

Board

Charles Minter (president)

Dot Jackson (vice president)

Lou Supino (vice president)

Andy Edmondson (treasurer)

Randy Doriese (secretary; recording minutes)

Community

none

Other

Brad Rose (State Farm)

7:34p– Charles calls meeting to order.

We do not read the minutes from our previous meeting (May 3). The Board has already discussed and approved these via email.

We begin with Brad, the insurance agent for CTHOA's policy with State Farm. We invited him to this meeting to discuss our policy. Randy walks the street with Brad to show him what property and improvements are HOA-owned. Based on what he sees, Brad estimates the total replacement cost for the brick/wood sign at 55th/Centennial (plus electrical and water) at \$10k, and recommends this as the coverage limit for the casualty portion of our policy. An example of a covered event that could cause a total loss of the sign would be an uninsured driver hitting it with a truck. Our present policy (written in 1991 and updated periodically and automatically for inflation but apparently not otherwise) lists the total present casualty coverage as \$22,600. Brad will update it and adjust the premium, and send us a new declaration page to look over. The policy also includes Directors and Officers and liability coverage – Brad recommends that we keep these limits as they are.

Brad departs after the insurance discussion.

Prodded by an e-mail sent by Connie Lull to many members of our community, we enter into discussion of maintenance of the landscaping in the two "park" areas owned by the HOA.

Historically, Lois Klamann had handled this on a volunteer basis. She did some work herself, and notified the Board when plantings died or needed pruning, etc. More recently, the Lulls and the Smiths have

been doing some weeding, watering plants that were not receiving water, etc. Clearly, volunteers have been and will continue to be important in making our neighborhood look nice.

The following summarizes the rest of our discussion:

- We will ask Rian at Torii (our landscaping company) to update drip irrigation in the Centennial Trail sign so it hits the plants as needed.
- All CTHOA residents should feel empowered to report problems around the property to the Board. Community members can contact Board members individually or use the following email address to reach all of us: board-all@centennialtrailhoa.org.
- Charles and Randy recently met with several City officials regarding maintenance responsibilities along the Centennial bike path. During this meeting, the City requested that our HOA Board notify our residents along the path to keep bushes and trees trimmed so they do not impede bike and foot traffic. The City's guidance on maintenance along public rights of way can be found [here](#). We have also created an entry to this effect on [CTHOA's FAQ page](#).
- We consider having more than one HOA cleanup day per year. Perhaps one in the fall (along with a potluck picnic) in addition to the traditional spring one?
- We will contact an arborist to trim some dead wood from the trees in the park and some branches that overhang sidewalks and paths.

Subsequent to this Board meeting, Charles, Dot, Lou, and Andy met with Rian of Torii Landscaping and requested that Torii assume a more proactive role in the maintenance of our landscaping beyond the sprinklers and mowing. Torii will now take care of any smaller items they see. For bigger/more expensive items, they will contact a Board member before proceeding. Some initial items they will be addressing are:

- Replacement several dead spirea plants in various areas of our park.
- Removal the dead bush along the 55th St. sidewalk.
- Mitigation of weeds, especially in and around the base of the "rock garden" at the intersection of our park's path and the city-owned bike path. This will be done as needed on an ongoing basis.
- Reconnection of the zone of sprinklers in the Centennial Trail sign. It turns out these were disconnected years ago.

Final discussion item: contract for snow removal for the 2016-2017 winter season. We plan to solicit a new bid from Prop Maintenance, who started plowing snow for us in February 2016. We also discuss whether to have the HOA continue to pay to plow the privately owned sidewalks along the street – given that Prop Maintenance's rate to do this is significantly higher than we have paid in the past. We likely will write this service into our 2016-2017 snow contract, but plan to discuss this issue with the full HOA ownership at the annual ownership meeting in early 2017.

We are likely to act via e-mail, before the next Board meeting, to put in place a snow-removal contract.

We decide that our next Board meeting will be: Wednesday, September 14, 7:30p, at Lou's house.

Agenda items will include:

- responsibilities of Board members
- auditing procedures for checkbook
- snow-removal contract.

Adjourn 9:19p.