

## **Centennial Trail HOA - Board meeting**

Tuesday, May 3, 2016

home of Sandy and Andy Edmondson

*These minutes approved by the Board by e-mail May 12-13, 2016.*

### **present:**

Board

Charles Minter (president)

Dot Jackson (vice president)

Lou Supino (vice president)

Andy Edmondson (treasurer)

Randy Doriese (secretary; recording minutes)

Community

none

7:38p – Charles calls meeting to order.

We begin with reading of the minutes of the previous CTHOA Board (Mar. 29, 2016). After lengthy discussion and some edits, they are approved as read at 8:17p.

We enter discussion of the “HOA Days” meetings held by the City. Charles, Lou, and Randy attended on April 27 and 28. These were educational meetings – to teach CO law pertinent to HOAs, best practices of HOA Boards, etc. The presenters were Gary Kujawski from the State DORA HOA Information Office and Melissa Garcia of the law firm Hindman-Sanchez.

Discussion items inspired by info presented at these meetings:

- *Are we registered with DORA (as an HOA) and the CO Sec. of State (as a corporation)?* Andy says yes, he receives these questionnaires/bills every year and sends them back along with the appropriate funds. Andy is the “contact of record” for CTHOA.
- *Do we have “duty to defend” coverage in our D&O insurance policy?* We have a business policy from State Farm. The agent is Brad Rose. We will invite him to our next Board meeting to discuss our coverage.
- *Do we publish a membership directory on the website?* We no longer do that due to privacy concerns. We do distribute a membership directory on paper, though, to the Association at the annual meeting. Andy has a list of people who have provided written (via handwritten signature) approval to be on this list. Some others have approved via email. According to what we learned, e-mail does not constitute sufficient permission to have this contact info shared with the Association. Thus, he will send out a letter to those who have responded via email and

request that they complete the form in writing. Andy does not recall anyone ever declining to be listed in the Association's membership directory.

- *Do we have an Alternate Dispute Resolution policy in writing?* Yes, this is in the document, "Resolution of the CTHOA to Enact Responsible Governance Policies" that was written in response to SB-100. This is on our website:  
[http://www.centennialtrailhoa.org/documents/CTHOA\\_SB100\\_Resolution.pdf](http://www.centennialtrailhoa.org/documents/CTHOA_SB100_Resolution.pdf)
- *Are we FHA certified?* As nobody on the Board knows about this, it seems like not. At HOA Days, it was noted that if anyone in the Association wants a reverse mortgage, we would have to be FHA certified. Randy volunteers to gather more information about this.
- The HOA is required by State law to post (outside!) notice of annual Association meetings. Lou volunteers to look up the details. We will figure out a sensible way to achieve this, even though we don't have a community bulletin board.
- We should start thinking about hiring an attorney to look over our governing documents and advise us as we undertake the process of updating them. There are two firms we know of that specialize in HOA law:
  - Orten, Cavanagh, and Holmes
  - Hindman-Sanchez

Charles has begun reading the full text of the CCIOA. He notes a section that may be pertinent to the fences in our neighborhood that abut the outlots: 38-33.3-2021D: unless covenants state otherwise, common areas that are exclusively used by a private Lot owner are to be maintained by the Lot owner.

Next item: As the result of a contact made at the HOA Days meetings, we have arranged a meeting with various members of the City government to gather information about the bike path that runs along the South side of our neighborhood and our spur paths that connect the path to Centennial Trail. Randy can go, and Lou and Charles may go as well. Whoever goes will update the other Board members at the next Board meeting.

We decide that our next Board meeting will be Tuesday, July 12 at Dot and Pete's (5265) at 7:30p.

Topics of discussion will include:

- responsibilities of Board members (discuss the document that Andy has drawn up)
- financial best practices – potential changes we may make to our banking procedures
- continuing updates on Board members' understanding of responsibilities under CCIOA.

Adjourn 9:31p.