

Centennial Trail HOA - Board meeting

Thursday, Nov 10, 2016

home of Sandy and Andy Edmondson

These minutes approved by the Board at the May 31, 2017 Board meeting.

Board

present:

Charles Minter (president)
Lou Supino (vice president)
Andy Edmondson (treasurer)
Randy Doriese (secretary; recording minutes)
Dot Jackson (vice president)

Community

Anita Nebel (Architectural Control Committee)
Kent Zaitz (Head of Architectural Control Committee)
Emily Goodin (Webmaster)

7:36p– Charles calls the meeting to order.

We do not read the minutes from our previous meeting, which was on Sept. 14. The Board has already discussed and approved these via email, distributed them to the community, and posted them to the CTHOA website.

Architectural Control Committee:

The Board asked the members of the Architectural Control Committee (ACC) to attend this meeting in order to clarify under what circumstances the ACC expects CTHOA owners to seek approval for architectural changes. The CTHOA Covenants (Section 8.1) state that any landscaping or any “construction, reconstruction, remodeling, addition to, or alteration of any building, fence, or any structure whatsoever...” must be submitted for approval to the ACC. The ACC has been, for the last few years, operating under somewhat looser guidelines: that owners must seek approval only when the changes are more substantial. While the Board does not want the ACC’s role to be overly bureaucratic, we do feel it is important to follow the Covenants as they are written.

After some discussion, we come to the following points of agreement:

- Reconstruction in which previously existing structures are rebuilt with the same materials and repainted with the same colors is to be considered “maintenance,” and as such, will not require submission to the ACC for approval.
- Replacement of existing plantings with similar ones is to be considered maintenance and will not require approval.
- If anything is changed, however, plans must be submitted to the ACC for approval.
- All requests should be submitted via email to: arch-committee@centennialtrailhoa.org, which in turn forwards to all members of the ACC. Inquiries can begin with a simple description of what is to be done.
- If, the ACC members decide that changes are trivial (for instance, wood decking being replaced with Trex, but otherwise the deck will look the same), the members may elect to issue a pro forma approval quickly by email. However, if the ACC deems the changes to be more substantial, one of its members will request a fuller set of plans in accordance with Section 8.1 of the Covenants.
- If owners are in doubt as to whether a planned modification constitutes mere maintenance or instead requires approval, they should email the ACC.
- The ACC will inform the Board via email (board-all@centennialtrailhoa.org) when approval is given and a project can proceed. While the ACC is responsible for approval of projects, the Board is responsible for enforcement (if, for instance, modifications are undertaken without approval).
- Replacement of brick trim with stonework may be considered by the ACC.

Anita is actioned to type up guidelines for homeowners; these will update the 2012 document that is on the website.

Web:

Emily will set up a password-protected section of the HOA website that only Board members will be able to access. The Board intends to use this section to archive documents that we do not want to be accessed by the general public, such as bank statements, contact lists, insurance-policy information, etc.

Insurance:

Our present HOA insurance policy is through State Farm. Our agent has recently left State Farm. Our State Farm premiums have also gone up recently. This seems a good time to look around for other insurance options. We move (unanimously) that we should solicit bids from several insurance companies.

Andy is actioned to write up a request-for-bid document stating what we want in a policy.

Maintenance:

Charles has been working to understand why the circuit breaker in the CT light sign trips occasionally. The lights run on 12 VAC, not 120 VAC, so this is more of an annoyance than a safety issue. He is still working on this.

Andy has received estimates for two new signs to replace the two old, rusty, beat-up “Quiet Please” signs at the ends of the multi-use path on the south side of our development. The estimate is \$42 per sign. Charles has checked with the City to see if there is any restriction on where these can be located and what they can/should say. He has not heard back. We move to keep the same wording. Andy is actioned to order the signs.

Torii has done some planting to replace dead shrubs.

Financials:

Andy reports the recent expenditures from the CTHOA checking account. There is nothing unusual.

HOA Days:

Andy attended the most recent set of presentations by the City, and found them to be useful. Charles, Lou, and Randy had attended a previous incarnation of HOA Days earlier in 2016.

Covenants review:

The Board has been considering a review of our Covenants. This would be mainly to understand how to bring them up to date with Colorado law, including the Colorado Common Interest Ownership Act (CCIOA). Andy received an informal bid from Hindman Sanchez (HS), a law firm that specializes in HOA law, and who had a representative present information at the HOA Days meeting. HS offers to read all of our documents (Covenants, Bylaws, and Rules and Regulations) and provide written recommendations as to how to bring them into compliance for \$1600. Other firms will do similar work.

Next meeting:

The next CTHOA Board meeting will be Tuesday, Jan. 10 at 7:30pm at the home of Lou Supino and Anita Nebel (5445 Centennial). At this Board meeting, we will set the agenda for the 2017 annual meeting of the Association’s membership. Anyone who is interested in running for the Board is encouraged to

attend this meeting and/or announce intentions to a Board member ahead of the meeting – this will allow us to print up ballots for the annual meeting. Also, we plan to try something new for the 2017 annual meeting: to write down in advance the motions to be voted on. We hope that the annual meeting will run more smoothly if members have advance notice of motions. This will also allow us the possibility of directed proxies (for both elections and motions). Anyone who would like to propose a motion should attend this meeting and/or email the motion to a Board member ahead of the Board meeting.

Adjourn 9:51p.