

Centennial Trail HOA - Board meeting

Tuesday, January 10, 2017

home of Lou Supino and Anita Nebel

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)

absent:

Dot Jackson (vice president)

Community

David Klamann

7:32p– Charles calls the meeting to order.

We do not read the minutes from our previous meeting, which was on Nov. 10. These are still under discussion, especially the portion about the Architectural Control Committee.

We enter into a brief discussion about the ACC. Afterward we vote 4-0 to decide that the website should continue to list the “send all ACC” email address as the one homeowners should contact first when embarking on an exterior project.

Financials:

Ahead of the 2017 annual meeting of the association, which is coming up in February, Andy has prepared some paperwork regarding the 2016 and 2017 budgets. Previous discussion via email among Board members has informed what Andy presents here.

Our garden maintenance is intended to go up a bit in 2017; we have asked Torii to be a bit more proactive in weeding around our grounds.

We are intending to continue to spend somewhat more per storm on snow removal (pending community approval).

We are intending to spend some money on legal representation to help us review the covenants and bylaws (pending community approval).

Our intention is to raise the dues by \$25 per year to \$500/year. We vote 4-0 in favor of presenting this as a motion at the annual meeting.

We decide that Andy will lead discussion of financials at the annual meeting, while Charles will lead the discussion of why the Board feels we need legal review of our full set of documents.

We set the annual meeting for Tuesday, February 7 at 7pm. Location TBD.

Discussion of other proposed motions for the annual meeting that Randy typed up beforehand:

We rewrite the proposed motion to empower the Board to form a committee to amend the Covenants as needed. The revised version de-scopes the role of the committee to undertake a legal review of our documents and to offer recommendations back to the Board. We vote 4-0 to consider this revised motion at the 2017 annual meeting.

We vote 4-0 to consider at the annual meeting, as-is, the proposed motion to continue to use HOA funds to plow the privately owned sidewalks in front of each home, even though the total cost per storm is now higher with our new plowing company, Prop Maintenance.

We discuss the proposed motion that the Board shall pre-approve, by vote, all CTHOA expenditures. This motion is intended to fill in a gray area in our documents, where the only mention of how expenditures should be approved is that they receive at least two signatures on a paper check. Most CTHOA expenditures are now paid electronically; this method requires no signatures. We modify the proposed motion to add that any expenditures approved by email between meetings should be entered into the minutes of the next Board meeting. We vote 4-0 to consider this revised motion at the 2017 annual meeting.

We vote 4-0 not to consider at the annual meeting a proposed motion to clarify the status of several pieces of land that our Plat defines as HOA-owned but are presently used exclusively by the owner(s) of a single Lot.

Randy is actioned to type up the four Board-sponsored motions for the annual meeting in their final forms and to distribute a copy to all Owners ahead of the annual meeting.

Adjourn 9:24p.