

Centennial Trail HOA - Board meeting

Wednesday, May 31, 2017

home of Sandy and Andy Edmondson

These minutes approved by the Board October 9, 2017.

Board

present:

Charles Minter (president)

Lou Supino (vice president)

Andy Edmondson (treasurer)

Randy Doriese (secretary; recording minutes)

absent:

David Klamann (vice president)

Community:

none

Charles calls us to order at 7:34pm.

We start by approving minutes from a pair of previous meetings: Nov. 10, 2016 and Jan. 10, 2017. The Board has previously discussed these minutes by email.

Next, we do a quick review of the checkbook, with Charles asking some questions and Andy answering them.

We had scheduled a call for this meeting with Traci Washington, who is an insurance agent with American Family (Ella Washington agency in Gunbarrel). AmFam has provided us with a quote for our HOA insurance policy. Our present policy with State Farm expires on July 8. We are now deciding whether to stay with SF or switch to AmFam. However, Traci had to cancel the call; we will try another time. A question we will ask Traci is about the quoted maximum per-person medical payout as part of the liability coverage.

Snow removal:

A question came to us via email during this May's unusual late-spring snowstorm (May 18): what is CTHOA's decision-making process regarding snow removal when the accumulation is close to the trigger threshold in our contract?

We have a process, which we outlined at the 2017 meeting of the Association in February. The Board members will confer by email during or just after a storm, and decide 1) whether to have Prop Maintenance plow the HOA-owned walks, and 2) whether to have Prop Maintenance plow the privately owned walks along the street. The Board members may elect to clear the snow themselves from the HOA-owned walks. If Prop Maintenance will not clear the private sidewalks and it looks like the snow will stick around on them for longer than 24 hours, the Board intends to send out an email to the Association to let owners know to clear their own walks.

Legal-review committee:

At Charles' request, we look at a few sections of the document, "Resolution of the Centennial Trails Homeowners' Association to Enact Responsible Governance Policies," that was enacted in 2007. There is a section requiring the Board to maintain physical, paper copies of all HOA documents such that they can be copied upon request. There is another section requiring physical posting of notice of all HOA meetings; no exceptions are listed. Instead, we have all of our documentation available electronically (on our website) and we email notice of all Board meetings. Thus, we are complying in spirit but not in letter, seemingly, with this document, as physical posting is not practical in our neighborhood and paper documentation is becoming increasingly anachronistic. These are examples of the many items throughout our documents that require review.

We set out a charter for the Documents-Review Committee as follows:

The CTHOA Board hereby forms the "Document Review Committee" (DRC), to review CTHOA's Articles of Incorporation, Plat, Declaration of Covenants, Bylaws, Resolutions, Procedures, and other relevant legal documents. The main task of the committee is to guide a review of these documents by outside legal representation. The committee should select and hire a law firm and then work with that firm on the review. The intended output of the committee is a new, layman-friendly document that lists which sections of CTHOA's documents have been superseded by newer Colorado law and describes how these sections should now be interpreted. The committee's expenditures shall not exceed \$2k in FY2017. The Board will select committee members from a set of interested members of the CTHOA community.

Who will be on the committee? The Board selects Board members Lou Supino and David Klamann. We will solicit other volunteers by email. Dick Smith and Doug Sparks have already expressed interest. We intend that there will be up to five total members.

Adjourn 8:54p.