

Centennial Trails HOA - Annual Meeting of the Association

Thursday, March 12, 2020

home of David Klamann and Gary Gallegos (5330 Centennial Trail)

These minutes approved by the board by email April 13, 2020.

Board present:

Ryan Lowe (president)
Doug Sparks (vice president)
Michael Ting (vice president)
David Klamann (treasurer)
Randy Doriese (secretary; recording minutes)

Board absent:

none

Community present:

12 lots represented in person at the meeting
11 lots represented by proxy
2 lots represented by phone
12 lots not represented

N.B. This annual association meeting took place as the COVID-19 crisis was beginning to take shape in Colorado. Governor Polis had just called for restrictions on sizes of gatherings the day before. The board decided before the meeting to take several steps to comply with the evolving state-level guidance, including allowing members to join the meeting by cellphone and limiting agenda items and discussion to the minimum required business.

Agenda:

- 1) discussion of draft of amended Association Bylaws.
- 2) 2019 financial report and adoption of 2020 budget.
- 3) open floor.
- 4) spring cleanup.
- 5) community gatherings.
- 6) board election.

Ryan calls us to order at 7:09pm. We confirm that we have a quorum.

Of our 37 lots, 23 are represented in person and by proxy. Our quorum requirement is 20%, or 8 homes. We have a quorum. In addition, 2 lots are represented via cellphone.

1) Bylaws.

The board and the HOA's attorney, Dan Berkey, have drafted a new set of Association Bylaws. These were released to the membership for comment in mid-February. A brief question-and-answer period occurs. The board plans to compile all questions we've received via email and in person, as well as some answers, into a Q&A document. Some questions and their answers will likely result in revisions to the draft. The board will circulate a red-lined version of the updated draft later in the spring for additional comment. Once we've converged on a final draft, the board will call a membership meeting to vote to adopt the new bylaws.

2) 2019 financial report and adoption of 2020 budget.

David (treasurer) shares a 2020 budget that is slightly revised from the one that was released to the membership prior to the annual meeting. The board received our final bill from Berkey law for the Bylaws work, so the total already spent in 2020 on legal work is \$2635. We had previously budgeted \$1750 to legal for 2020; the revised amount is \$2635.

Q&A:

Why was maintenance so high? \$800 was install of a new water clock system. Other was just lots of pickup by Torii after storms, which is necessary because if there are branches on the grass, they can't mow.

What are legal expenses? There were two categories. First was the intended review and rewrite of bylaws. Second was a separate question about home rentals for which the board required legal advice.

Motion to adopt the revised budget. Seconded. The budget passes unanimously via voice vote. Dues for 2020 are \$550, payable by April 1, 2020.

3) open floor

Brief discussion of snow removal. No other questions asked.

4) spring cleanup.

David will organize the spring cleanup via email.

5) gatherings.

Sandy, Jean, and Valerie volunteer to run the community gatherings (ice cream socials and a picnic) again in 2020. They will organize these via email.

6) Election of board members: One board position is to be elected.

Andy nominates David Klamann for the expiring term of David Klamann. David is re-elected to a three-year term unanimously via voice vote.

Adjourn membership meeting: 7:36p. 27-minute meeting!

About 3 minutes after the conclusion of the annual membership meeting, the board convened a quick board meeting to select officers for 2020.

The board elected, unanimously, to maintain the 2019 offices in 2020:

- President: Ryan Lowe
- Vice Presidents: Doug Sparks & Michael Ting
- Treasurer: David Klamann
- Secretary: Randy Doriese

Adjourn board meeting: 7:40p.