

# **Annual Meeting of the Association - Centennial Trails Homeowners Association**

## **Thursday, March 18, 2021. At 7pm**

(These minutes were approved by the board by email on 03/21/21.)

Due to COVID-19 pandemic restrictions of in person gathering, this was a virtual meeting conducted on the Zoom platform.

### **Board present:**

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

### **Board absent:**

Randy Doriese (secretary)

### **Community present:**

18 lots represented in person over Zoom  
7 lots represented by proxy  
12 lots unrepresented

### **Agenda:**

- 1) 2020 financial report and adoption of the 2021 budget
- 2) Open Floor
- 3) Spring cleanup
- 4) Community gatherings
- 5) Board election

### **Ryan calls us to order at 7:05 pm, we confirm that we have a quorum.**

Out of 37 lots, 25 are represented in person and by proxy. Our quorum requirement is 20%, or 8 lots. We have a quorum.

### **0) Acknowledgments**

Donations and volunteers for the park bench project were acknowledged.

### **1) Review of 2020 financial report and adoption of 2021 budget.**

David (treasurer) reviews the 2020 financial report and the 2021 budget. Quick discussion about having a minimum of a years dues in reserves, where we are now and how we plan to get there. We have raised the Lawn Maintenance, Water, and Snow Removal budgets by 10%, and cut the Legal Doc Review budget by 100%, so we will be able to keep dues at the same level as last year.

Motion to adopt the revised budget. Seconded. The budget passes unanimously via voice and hand vote. Dues for 2021 are \$550, payable by April 30th.

### **2) Snow removal**

Quick discussion on removal costs of \$750 for each time shoveled and how difficult it is to get seasonal help.

### **3) Spring cleanup.**

David will organize via email.

### **4) Open floor**

No questions asked, no proposed motions.

### **5) Social gatherings**

Due to COVID 19 we will have to rely in the judgement of Sandy, Jean and Valerie as to when it's safe enough to have a gathering.

**6) Board elections**

Board members Ryan Lowe, and Michael Ting's terms are expiring and both have declined to renew. Robert Smith and Beth Ornstein have stepped up to the plate and were elected as new members by unanimous vote.

**Adjourn membership meeting : 7:40**

**About 3 minutes after the conclusion of the annual membership meeting, the board convened a quick board meeting to select officers for 2021.**

The board elected the following offices for 2021:

- President: Robert Smith
- Vice Presidents: Doug Sparks & Beth Ornstein
- Treasurer: David Klamann
- Secretary: Randy Doriese