

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

Tuesday, March 03, 2022

meeting held virtually via Zoom due to the COVID-19 pandemic

*These minutes approved by the board by email March 30, 2022.*

### **Board present:**

Robert Smith (president)  
Beth Ornstein (vice president)  
Doug Sparks (vice president; sorting proxies)  
David Klamann (treasurer)  
Randy Doriese (secretary; recording minutes)

### **Board absent:**

none

### **Agenda:**

- 1) Verification of proxies, establishment of quorum, and welcome.
- 2) Acknowledgement of volunteers.
- 3) Update on HOA legal matters:
  - a. Recommended procedures for membership meetings (fulfills board's legal requirement to provide community education regarding HOA matters).
  - b. Lot inspections by Architectural Control Committee prior to home sales and some mortgage refinances.
  - c. Statement from the board president regarding sump pumps and drainage easements.
- 4) 2021 financial report and 2022 budget and dues. Proposed dues are \$575 for 2022.
- 5) Spring cleanup, including volunteers to coordinate this and possible dates.
- 6) Neighborhood gatherings, including volunteers to coordinate these.
- 7) Discussion of use of HOA email list: should we open this to more "neighborhood announcement" communications?
- 8) Pickup of non-standard recycling materials by Ridwell.
- 9) Architectural Control Committee: select any new members?
- 10) Nomination and election of two board members. Doug Sparks and Randy Doriese have been nominated.
- 11) after the main "membership" section of the meeting: board to select 2022 board offices.

**Robert calls us to order at 6:35 p.m.**

### **1) proxies and quorum**

Of our 37 homes, 15 are represented directly on the Zoom call and 4 more are represented by proxy. Quorum is 20%, or 8 homes. We have quorum.

In person attendance: the 5 board members plus Charles Minter, Donna and Tim Minton, Colin Carnahan, David Trowbridge, Jean Hauser, Kent and Diane Zaitz, Rainbow Weinstock, Dick Smith, Karen Vogt, Howard Singer.

## **2) volunteers**

Robert thanks all of our volunteers who help the HOA with snow clearing, drainage clearing, park weeding, notifying the city about maintenance issues on city property near CTHOA, and social gatherings. In addition, he thanks the architectural control committee and the HOA board. Thanks, everyone!

## **3) legal matters**

Robert presents slides. His slides will be archived on the HOA website on the page for this meeting.

## **4) financial report and budget**

No motion is made to veto the budget; thus, it is approved. Our 2022 dues are \$575, payable by April 1. Checks made out to Centennial Trails HOA, deliver or mail to David Klamann, 5330 Centennial Trail. Randy will send out an email reminder directly after this meeting.

## **5) spring cleanup**

David is willing to organize the spring cleanup again, and we plan an in-person group cleanup this spring. David and Kent will decide on a date, and the board will then send an email to announce the date.

## **6) gatherings**

Sandy Edmondson, Jean Hauser, and Valerie Singer volunteer to run this again.

## **7) HOA mailing list**

Question: should we expand the use of the HOA email list from official HOA business to include community reporting of neighborhood crimes? Generally, we have not done this in the past. An informal poll of the members present at this meeting indicates that this would be useful and desirable. Community members who have something to announce should email the board (board-all@centennialtrailhoa.org).

## **8) recycling by Ridwell**

Beth gives a brief presentation regarding a company, Ridwell, that offers a subscription-based pickup service to recycle materials beyond what Western Disposal routinely collects in its single-stream pickup

service. These materials include plastic film (grocery bags, bubble wrap, etc.), light bulbs, batteries, electronics, and clothing. Ridwell does not presently offer this service to full HOA's, but they may start soon. Several community members express interest.

#### **9) Architectural Control Committee (ACC)**

Jerry Hauser, Jim Burton, and Kent Zaitz express interest in continuing to serve on the ACC for another year.

Doug Sparks volunteers to join. At a glance, none of the CTHOA documents seem to specify a maximum number of ACC members. Thus, we could have more than the traditional 3 members.

See item #11 below for the full composition of the ACC for 2022.

#### **10) board election**

Doug Sparks and Randy Doriese were nominated to run for re-election at the last board meeting. No additional nominations are made from the floor of this membership meeting.

By a show of hands, there are no "no" votes for either candidate. Both Doug and Randy are re-elected.

**Adjourn the main "members" portion of the membership meeting at 7:50 p.m.**

#### **11) brief board meeting after the main membership meeting**

The board meets after the main membership meeting, on the same Zoom call. No non-board community members elect to remain on the Zoom call.

The board votes unanimously to appoint Doug to the ACC. Thus, the ACC membership for 2022 is Jerry Hauser, Jim Burton, Doug Sparks, and Kent Zaitz. Kent will remain the chairperson.

The board appoints the following HOA officers for 2022. All elections are unanimous:

- David Klamann, treasurer
- Randy Doriese, secretary
- Beth Ornstein and Doug Sparks, vice presidents
- Robert Smith, president

**Adjourn board's after-meeting at 8:05 p.m.**