

Centennial Trails HOA

Annual Meeting of the Association

14 March 2024 / 7:00pm / 5355 Centennial Trail.

(Minutes approved by board: 2024-03-29)

Attendees

Board present: Alex Duncan, Robert Smith, Beth Ornstein, David Klamann, Doug Sparks(telecon)

Board absent: None

Community: Fourteen community members, in person or on telecon

Meeting called to order 7:05pm

Verification of proxies, establishment of quorum, and welcome

Of our 37 homes, 18 are represented in person and five by proxy. Quorum is 20%, or 8 homes. We have quorum. Full attendance is kept in CTHOA records and available on request.

Volunteers

Snow clearing, drain clearing, park weeding, calling the city to work on their areas, social meet-ups, ACC, Board, documents committee – these all make the neighborhood go and everyone helps in their own most appropriate way. Your efforts are noticed. Thanks, everyone!

Status of the Bylaws project

Several meetings held last year and have a final draft ready. Draft has been seen by the Board. One more meeting of the Document Committee will be held 21st March and it is anticipated the new Bylaws will then be circulated to the entire membership for comment. A special meeting of the membership will be held in the Summer to vote on the new Bylaws.

Snow

This has been our first Winter with our own snow blower. There have been 10 significant snowfalls so far this Winter, of which at least five would have led to a contractor call-out (\$1000 each) under the old system. The machine has been used about 12-15 times, doing multiple clearances for a single storm. Snowfalls this year have been wetter and heavier than we are used to and the snowblower failed us once. Other local commercial contractors and the city reported struggling with that same storm.

Consensus from those present is that this has been a success, providing a better service than we had before, much cheaper and with less effort on the Board members. It is a genuinely community-wide effort.

Buy a second machine? Two machines would reduce the effort for any one person during a storm, but double the number of people we need 'on duty' and double the storage problem over the Summer. Definitely an idea to keep considering.

Others who felt unable to drive the machine wished to contribute. There are lots of ways to help the community through the year and no one should feel guilty for not being involved with the snow clearance specifically.

Resolved: Continue the same system for Winter 24/25.

2023 financial report and 2024 membership dues

David ran through a summary of the 2023 spending and the 2024 budget. We have in excess of 1 year of expenses in reserves because the annual budget has been reduced substantially through the new snow policy and aggressive management of park water usage.

A new 'Capital Budget' line has been created to cover the cost of replacement and repair on the snowblower. This is a new line item because we never owned capital equipment before. The line item has been satisfied from reserves without needing any cash from 2024 dues.

The HOA now has personal injury insurance for any member volunteers doing anything on behalf of the HOA community, e.g., driving the snowblower, cleaning the parks etc. Anyone hurt when volunteering for the HOA should contact Treasurer (David Klamann) immediately. Early reporting of claims to the insurer is critical.

What is the \$1500 for in the budget for "Legal Doc Review"? This is in case the Bylaws Committee needs to solicit legal advice on anything that comes up in the Bylaws Review, and in case the Committee decides to take another look at our Covenants. It is not currently anticipated that it will be needed, but has to be budgeted to be available if needed.

No motion to veto the budget, so it is approved.

Resolved: Dues for 2024 will be \$425, payable by 1st April 2024. Cheques made out to "Centennial Trails HOA", deliver or mail to the treasurer, David Klamann, 5330 Centennial Trail.

Spring cleanup

David is willing to organize the spring cleanup again. He will decide on a date, and the Board will send an email to announce the date.

Anyone is welcome and encouraged to do any work they get inspired to do to maintain the parks. New plantings are welcome. If you see something that needs attention but you are unable to deal with yourself, let David know so that he can coordinate with Torii, our landscaping contractor.

Neighbourhood gatherings

Sandy Edmondson, Valerie Singer and Jean Hauser have again volunteered to coordinate occasional social gatherings through the Summer.

ACC membership

Jerry, Jim, and Kent all affirmed willingness to continue for another year.

Open floor

Many of the privately owned split-rail fences are in need of repairs and several owners have been having trouble finding a contractor. Our previous one has retired and most only want to do new installs, rather than maintenance. We think the lumberyard on Diagonal Highway can provide the 10 foot rails. The fences are not directly an HOA matter, but the Board can publicize and circulate details of any contractor that anyone finds and recommends.

Board elections

There are two vacancies: Robert Smith and Beth Ornstein's terms both expire at this meeting.

Robert Smith was nominated before this meeting to re-fill his own expiring seat.

Robert Smith nominates Kevin Holtzclaw, who accepts. Seconded.

Both Robert and Kevin are elected unanimously by acclamation.

Board offices will be selected in the Board meeting immediately following this Member meeting.

Adjourn main part of Membership meeting at 7:50 p.m.

Board meets afterward.

We appoint the following roles:

- David, treasurer
- Robert, secretary
- Kevin and Doug, vice presidents
- Alex, president

Adjourn board's after-meeting at 8:00 p.m.