

# Centennial Trails HOA Annual Meeting of the Association

20 March 2025 / 7:00pm / 5355 Centennial Trail.

(Approved by Board: 2025-03-24)

## Attendees

Board present: Alex Duncan, Robert Smith, Kevin Holtzclaw, David Klamann, Doug Sparks(telecon)

Board absent: None

Community: Eleven 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, 15 are represented in person and eight by proxy. Quorum is 20%, or eight homes. We have quorum.

## 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!

Volunteers are covered by HOA personal injury insurance. If you have any incident while doing anything for the HOA *it is vital you notify the Board immediately* so they can notify the insurer. This is needed if you later decide you need to make a claim.

## Status of the Bylaws project

After several years of work by successive Document Subcommittees, a new Bylaws has been offered to membership for adoption.

They are heavily based on the Colorado Common Interest Ownership Act (Colorado statute 38-33.3, <https://dre.colorado.gov/ccioa-and-other-state-local-and-federal-laws>)

Thanks again to everyone who worked on them.

In the interests of more easily keeping our Bylaws consistent with state law, preventing future updates taking years to implement and simplifying procedures, the Document Committee recommends a change to Article 7 of the previously circulated Bylaws, allowing the Board to update Bylaws without needing a full membership vote. It was noted that all Board meetings are open and public so the Board cannot make any changes in secret. Changing the Declarations still requires a full membership vote and the Declarations contain the mechanisms for controlling and removing the Board.

Previously circulated version:

Section 7.1 Amendments. These Bylaws may be amended by the affirmative vote of a majority of the Members present

and voting at any regular or special meeting at which a quorum is present, provided that notice of such proposed amendment has been given to the Owners in the required notice for the meeting. Notwithstanding the foregoing, these Bylaws may be amended by the Board of Directors, without Owner approval, to comply with any statutory or judicial requirements. The Board of Directors will notify the Owners of any such changes to comply with statutory or judicial requirements within 30 days of approval of such amendment(s).

**Proposed new version:**

Section 7.1 Amendments. These Bylaws may be amended by the affirmative vote of a majority of the Board of Directors. The Board of Directors will notify the Owners of any such changes to comply with statutory or judicial requirements within 30 days of approval of such amendment(s).

There being no objections, this change was applied to the previously circulated draft.

It was noted that the HOA governance depends on several documents; Declarations, Articles of Incorporation, Bylaws and Policies in decreasing order of precedence. All are available from the HOA web site. Further, where there is conflict, state or federal law take precedence over our own documents.

Proposal was made a Seconded that the new Bylaws, including the change to Article 7, be adopted. Vote help verbally and carried unanimously.

**Snow**

Relatively little snowfall this Winter means we have probably only saved about \$3000 by having the machine, but we also got a far better service, clearing even shallow snowfalls instead of waiting for the 7.62cm accumulation threshold to call the contractor.

The machine continues to perform well. Several user serviceable wear-parts (skid shoes, scraper bar, etc) were replaced after about 1.5 years' use. Board has resolved to replace them proactively every year as routine maintenance. Cost, about \$100.

Request from floor for list of those who have driven the snowblower: David Klamann, Kent Zaitz, Peter Ornstein, Murray Lull, Randy Doriese, David Johnston, Eric Christensen, Rainbow Weinstock, Kevin Dryden, Robert Smith, Alex Duncan, Gary Glasscock.

Driving the machine is not a job for everyone and no one should feel pressured to get involved.

There are other ways to contribute:

- \* clipping back vegetation clear from the footpaths
- \* remove any loose rocks you ever see lying on paths

The Johnstons offered to again house the machine over the Summer.

*Resolved:* Continue the same system for Winter 25/26.

**2024 financial report and 2025 membership dues**

Treasurer ran through a summary of the 2024 spending and the 2025 budget.

Maintaining the parks is by a huge margin our biggest expense; *Use them!*

We have well in excess of one year of expenses in reserves. The reserves are held in an FDIC insured bank account on which at the current interest rate yields two-to-three houses worth of dues per year.

Board proposes annual dues of \$400 per house for 2025, a \$25 reduction from 2024. If we hold annual dues at their current level we expect inflation to progressively eat away the balance, down to our target of one year reserve.

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

*Resolved:* Dues for 2025 will be \$400, payable by 30th April 2025. Cheques made out to “Centennial Trails HOA”, deliver or mail to the Treasurer, David Klamann, 5330 Centennial Trail.

### **Spring cleanup**

David is standing down from organizing the spring cleanup after doing it for many years.

We need a volunteer to take on this once-per-year task of organising the annual clean-up of the parks. Regular maintenance is done by our contractor, but the spring cleanup both serves as a social event and saves us a lot of money.

Anyone is welcome and encouraged to do any work they get inspired to do to maintain the parks. New plantings are welcome.

### **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.

Comment was made from the floor commending our ACC on their responsiveness and helpfulness, not being obstructive or petty.

### **Open floor**

**Pete Jackson:** We remember Pete Jackson, a long time and highly involved member of our community, who passed away in 2024. He is missed by many and we are grateful for his contributions to CTHOA. Dot still lives fairly locally, though not on the street any more.

**Fences:** Some of the privately owned split-rail fences are in need of repairs. Several owners have tried and failed to find a contractor willing to do repairs as opposed to replace. A couple of leads were mentioned from the floor of contractors who might be willing to take this on. Kevin and Dick will perform a survey of the current fences to quantify the scale of the job.

**Spur footpaths:** Concrete slabs are moving and potential trip hazard. The city appears to be in the process of shaving slabs along the street but we think they will not do the spur paths. Need to investigate contractors who can do that.

**Cycle path / City trail:** Multiple members agreed on concerns about excessive speed and inconsiderate use of the cycle path, particularly, but not exclusively on electric bicycles. This is a city path and completely outside HOA jurisdiction, but we will seek guidance from the City on what can be done. City speed limit is 15mph though i) we have no way to enforce it and ii) the

limit is somewhat irrelevant since on our narrow path no-one should be doing 15mph past other path users.

### **Board elections**

There are two vacancies: Alex Duncan's and Doug Sparks' terms both expire at this meeting.

Alex Duncan was nominated before this meeting to refill his own expiring seat.

David Johnston was nominated before this meeting to join the Board.

There being no further nominations, both Alex and David 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 Klamann, treasurer
- Robert, secretary
- Kevin and David Johnston, vice presidents
- Alex, president

### **Financial procedures:**

David Klamann and Robert Smith are current signatories on HOA bank accounts. Other Board members can be added if they would like.

DK and RS meet approximately every three months to check and sign off the bank statements against the HOA books.

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