

Date: October 29, 2013

Meeting of the Centennial Trail HOA board, and the architectural review committee.

Attendees: Jean Hauser, Andy Edmondson, Murray Lull, Gail Smith, Dot Jackson, Kent Zaitz, Jim Burton, Sandy Edmondson, Kathy Minter

- o When houses come up for sale, the HOA is being asked if there are any covenant violations. This poses a potential for liability issues. It was suggested that at the next general meeting we get approval for someone from the architectural review committee to walk around each property and determine if there are any violations. There are some houses on the North side of the street that “may” have back fences that are not compliant.

- o When our houses were built, there was a drainage easement on both the South and North sides that were designed to be kept open to allow run off water to flow Eastward to the catch basins along 55th Street, and then under 55th through the golf course. During the recent flood, the drainage along the South side operated effectively. However, it is apparent that several houses on the North side have blocked the flow of water to the East, thus causing water to back up in back yards and basements. It appears this situation needs to be rectified, as the excess water not only creates pools of water, it can potentially damage the foundations of adjacent houses.

Items relating to the drainage easements:

- o The city has been contacted and they say they have no jurisdiction over maintaining the drainage easement. They suggested it may be a HOA issue, or it might be resolved by litigation.

- o The city indicated that water from sump pumps cannot be discharged into the street or house drains. With the drainage easement blocked, some houses have no effective option for the discharge from their sump pump. The city has declined participation in devising a solution, but recommended that we engage an engineer to provide mitigation recommendations to unplug the East-West drainage on the North side of the street during normal weather events.

- o Some houses have sump pumps that discharge directly toward an adjacent house. This showed up as a serious issue during the recent rain.

- o The consensus was that the problem needed to be resolved by the homeowners on the North side of the street. The HOA would support any effort to resolve the situation.

o Kathy Minter, as an original homeowner on the North side of the street, said that when they bought their house they were advised that the drainage easement needed to be kept open. Kathy and Dot Jackson will arrange an exploratory appointment with an engineer and report back to the HOA so all can benefit from what they hear.

Respectfully submitted,
Andy Edmondson
Treasurer

Addendum: November 7, 2013

Re: The lack of adequate water flow along the drainage easement on the North side of the Centennial Trails properties is creating a situation that not only may affect the foundations of some houses, it may potentially negatively impact the values of all the houses on Centennial Trail.

o The HOA Board has agreed to pay \$375 to have a proposal created with recommendations of how to ensure water can flow to the East along the drainage Easement on the North side of the Centennial Trails development.

o As part of this process an engineer hydrologist (accompanied by a HOA member) will walk the easement through the back yards of the houses.

o The report will also make note of downspouts and sump pump outlets that might need to be modified.

o Any and all recommendations in the proposal will be the responsibility of the individual homeowners and not the Home Owners Association.

o Four HOA board members have been in phone contact and are in agreement with this decision. Those members are Jean Hauser, Murray Lull, Dot Jackson and Andy Edmondson.

Respectfully,
Andy Edmondson
Treasurer