

Centennial Trails HOA - Annual Meeting of the Association

Thursday, February 23, 2023

Meeting held via Zoom

These minutes approved by the board.

Board present:

Robert Smith (president)

Beth Ornstein (vice president; logging proxies and taking attendance)

Doug Sparks (vice president)

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) Brief discussion of Bylaws project and establishment of the Bylaws Committee (fulfills the Board's annual CCIOA requirement to educate Membership).
- 4) Brief discussion of snow removal and next steps.
- 5) 2022 financial report and 2023 budget and dues. Proposed dues are \$625 for 2023.
- 6) Spring cleanup, including volunteers to coordinate this and possible dates.
- 7) Neighborhood gatherings, including volunteers to coordinate these.
- 8) Architectural Control Committee: select any new members?
- 9) Open floor.
- 10) Architectural Control Committee: select any new members?
- 11) Nomination and election of two Board members. There are two vacancies.
David Klamann has been nominated. No other candidates have been identified.

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

1) Proxies and Quorum

Of our 37 homes, 16 are represented in person and 5 by proxy. Quorum is 20%, or 8 homes. We have quorum.

Full attendance is kept in CTHOA records and is available on request.

2) Volunteers

Snow clearing, drainage clearing, park weeding, calling the city to work on their areas, social committee, ACC, board – these all make the neighborhood go. Your efforts are noticed Thanks, everyone!

3) Bylaws re-write

Randy gives a quick description of the process we've undergone so far to re-write the Bylaws, and which stopped dead in March 2020 at the onset of the pandemic.

The Board decided at a previous Board meeting to set up a committee to push this project to completion. We solicit volunteers here. Andy Edmondson, Doug Sparks, Beth Ornstein, Randy Doriese, and Jim Burton volunteer, and Beth will chair the new Bylaws Committee.

4) Snow

Robert presents some information from the Board via a slide presentation. These slides will be archived to the CTHOA website and contain details of a variety of potential new snow clearance arrangements.

Question: Are the sidewalks that run along our three circles considered to follow the same rules that run along the straight section of Centennial Trail? Meaning: do folks that live along the circles also need to clear their snow within 24 hours?

Answer: Yes.

Question: Where did our 3" threshold come from?

Answer: Seems to have been arbitrary. Other HOA's we've spoken to use a 2" or a 3" threshold.

Question: Have we called around to many companies for quotes?

Answer: We're under contract for winter 2022–2023, but we can certainly do this if/when we decide that we will be contracting with a company for services next season.

5) Financials

David runs through a summary of the 2022 spending and the 2023 budget. We have about 1 year of expenses in reserves, which is our goal.

Question: What is the \$1500 for in the budget for "Legal Doc Review"?

Answer: 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.

No motion to veto the budget. Thus, it is approved. Dues will be \$625, payable by April 1. Checks made out to "Centennial Trails HOA", deliver or mail to the treasurer, David Klamann, 5330 Centennial Trail.

6) Spring cleanup

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

7) gatherings

Sandy Edmondson and Valerie Singer will run this again, and we think Jean Hauser will as well.

8) ACC (Architectural-Control Committee)

Jerry, Jim, and Kent will continue for another year. Doug Sparks resigns from the ACC.

9) Open floor

Question: Is artificial grass ok in a front yard?

Answer: Need to submit plans to ACC, as for any other exterior modifications.

Answer: CCIOA apparently has a section stating that HOA's can't prevent xeriscaping.

10) Board election

There are two vacancies: David Klamann's 3-year term is expiring. Randy Doriese is resigning his Board position with two years remaining in his term.

David Klamann was nominated before this meeting to re-fill his expiring seat.

Robert Smith nominates Alex Duncan, who accepts. Seconded.

Both David and Alex are elected unanimously.

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

Adjourn main part of Membership meeting at 7:58 p.m.

Board meets afterward.

We appoint the following roles:

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

Randy will continue as webmaster for now.

Randy will teach David the park water-monitoring.

Adjourn board's after-meeting at 8:29 p.m.