

**Date: May 23, 2013**

**Meeting of the Centennial Trail HOA board, and the architectural committee:**

**Attendees:** Jean Houser, Murray Lull, Gail Smith, Dot Jackson, Andy Edmondson, Kent Zaitz, Sandy Edmondson.

We met to discuss enforcing the HOA Covenants and by laws, and signing off on them when there is a sale on our street. The few houses that violate our covenants should already be aware of them. These include fences, and exterior improvements. We need to reiterate that all exterior improvements need to go through the architectural review committee.

When houses sell, the title company sends us a form to fill out regarding HOA items. The most recent one had a question: "Are there any covenant violations?" We will send another letter to the home owners emphasizing the importance of being in compliance with HOA covenants prior to selling their home.

In the future, when a house goes up for sale, it was agreed that an email will be sent to the architectural committee to determine if there are any HOA covenant violations.

After review of the HOA covenants and bylaws, it appears the blocking of the drainage easements on the North and South sides of the neighborhood is not an HOA responsibility. However, if water damage occurs due to the downstream blockage of the easement, this may be an issue with the city of Boulder and/or become a civil matter.

Violations of city ordinances such as sump pumps draining onto the sidewalk and illegally parked cars are the responsibility of the city to enforce.

Respectfully submitted,  
Gail Smith, Secretary