

Centennial Trail HOA Annual Meeting - February 1, 2016

Recorded by Gail Smith (Feb. 1, 2016). Amended by CTHOA Board at board meeting (Feb. 17, 2016).

The meeting was held at the Jackson's (5265 Centennial Trail). 22 owners were represented in person and 6 by proxy, which qualifies as a quorum.

Board President Jean Hauser welcomed everyone and opened the meeting at 7:04pm.

Dick Smith moved that election of officers be deferred until after the fence discussion. Motion was seconded and approved.

A motion was made by Dick Smith regarding the South side split rail fences: per HOA governing documents the HOA has the responsibility for repair and maintenance of split rail fences on Outlots A, E, D, and F. The motion was seconded.

- The motion was restated by President Hauser for clarification: All split rail fences on CTHOA common areas (A, C, D, E, and F) will be maintained by the CTHOA.
- After lengthy discussion, the motion was defeated, with 24 against and 4 in favor.

President Jean Hauser requested that the following statement be included in the minutes: "I request that the minutes reflect that the Centennial Trail HOA members reaffirmed the precedent that homeowners are responsible for the maintenance of the fences on or abutting their property."

Election of officers – The board of directors were elected by secret ballot. The five individuals with the most votes will serve. The board will then decide who is in for 1 year, 2 year, or 3 year rotation of members. It is stated in our governing documents that board members be elected to staggered three-year terms. We have not been doing this. The board members will also decide what office each will hold.

- Alex Duncan, Emily Goodin and Robert Smith served as tellers.
- The elected slate of officers for 2016 is: Andy Edmondson, Charles Minter, Dot Jackson, Randy Doriese and Lou Supino.

Architectural Committee remains as last year: Anita Nebel, Kent Zaitz, and Jim Burton.

Budget – Andy Edmondson (2015 treasurer) presented the budget for 2016. We discussed and affirmed the goal of reaching a reserve of one year's expenses (approximately \$16,000) to cover unforeseen future expenditures and thus prevent a large assessment being needed. It was recommended to increase the dues to \$475 to enable us to reach this goal in a few years: a motion to this effect was made and passed.

- Outlot K cul-de-sac – The resurfacing was completed this fall at an expense of \$2,239.

- ***The recommended annual dues of \$475 are due April 1. Andy Edmondson will collect them at 5215 Centennial Trail.***

Spring Cleanup – Connie Lull is chairman. She will set the date and time. Everyone is encouraged to help as it is a great way to get acquainted with the neighbors. It was suggested to hold the cleanup at a time other than Saturday morning so more of the young families can participate.

Picnic/Social – It was agreed Ice Cream Socials work best, as everyone has a chance to attend at least one. Sandy Edmondson and Jean Hauser will chair.

Fence Posts – Dick Smith will complete the work he has started for repairs this year using the same fencing company. Doug Sparks and Pat Isaacs volunteered to assist.

Governing Documents – It was suggested that the incoming board appoint a committee to review, and if needed update and clarify all CTHOA governing documents in order to be in accordance with the Colorado Common Interest Ownership Act.

It was suggested that the new board should evaluate and document the roles and responsibilities of the various board members.

Meeting adjourned 9:02pm.