

HOA Meeting 5-19-08 Start at 7:02 pm

Gail Coombs, City of Centennial Charter Commission member, gave a short presentation on the upcoming election on the adoption of the City Charter. She advised us that the YES side of the position was endorsed by the Centennial Citizen this week. She gave an explanation of the proposed city charter. The election is mail-in only, however you can hand deliver the ballots to city hall. Ballots should go out in the mail this week.

There were no homeowner's forum issues.

Topic 1 – Hearings/Violations: None

Topic 2 - Committee Reports: **Carolyn Green** - The flowers are planted. There were too many pink Petunias. Gave a flat to Ann Kocheaver for the pool and returned 2 flats. Each flat is \$21.00. Homestead Farm has a credit at the store. Clare suggested selling or giving away some flowers in the neighborhood. Carolyn will send an e-mail to the neighborhood. Jay Dunn, Kay Geitner, Judy Frasier helped in the flower planting.

Judy Frasier – Waterketch had some issues with last year's billing. They have been advised that was last year's budget and that is closed. The backflow was cracked deep down and excavation was needed to replace it and the shut-off valve. The cause of the crack was possible vandalism, or attempted theft. That was around \$2000 to fix. There were several breaks in the on the north greenbelt mainline caused by tree roots. There was a break by the playground. Jeff Mueller brought up Neil Geitner's proposal to have a sprinkler evaluation for refurbishment. A discussion was held on what is reserve versus budget items for certain types of repairs. In addition the reserve study will need to address long-term plans for the maintenance of the irrigation system. Some of these items though are not predictable.

Topic 3 – Officers Reports: Jenette: still working through the financials. Jeff wants to set a date to have our financials completed. Beth thought this week it might get done. June 1st was set as the completion date. Beth will e-mail that out to us and we can vote via e-mail. Beth explained her accounting system is Quickbooks. We will put a stop pay on one last check on our old Colorado Business Bank account. The covenants were not specific on paint versus stain. We put paint in the changed covenants, when before it was stain. They do not look the same. It is agreed that we will hold a special election in attempt to get a assessment towards painting (not staining) the fence. Jeanette moved to change the rule to allow this. Clare seconded. It passed unanimously.

Topic 4 – Approval of April minutes. Karl moved to approve the April minutes. Clare approved.

Topic 5 – Approval of January, February, March & April financials. See Topic 3 above.

Topic 6 - Old business: The Insurance policy should be delivered to Beth within the next week. She will forward a copy. On the property values a walk-through was completed last week and we are now insured to value.

Pine Beetle Spraying: Clare advised that she looked into this and was advised that the only pine trees that are vulnerable to the pine beetle are those found in high density forests that are old and not well hydrated. That does not meet our status. Clare moved to not spray for Pine Beetles. Jeff seconded. It was a unanimous vote to not spray.

Reserve Study Proposals: We just got the final bid which is a flat fee of \$1900.00 from Bradley Property Consultants. Mr. Bradley is an engineer and presented a thorough presentation that

included many references. Jeff moved to accept his bid, Clare seconded, The Bradley firm passed unanimously. \$3300 and \$2400 were the other two from last month.

Topic 7 – New business: Walk through issues were discussed. Certain fines are being levied, but collection is not taking place yet. It was decided that taking away common area privileges will be the remedy for this problem. On the walk-through issues, it was decided to send courtesy letters to homeowners who had deficiencies. 30-days will be given to the homeowners to remediate their issues. We will re-inspect for compliance.

Clare had the bridge painted today for \$275.00. We previously approved that item.

Topic 8 – Executive Session – delinquency reports. None to report.

No homeowners were present. Officers Clare Ambrose, Jeff Mueller, Jeanette Wenger and Karl Goeken were present. Richard Shea was absent.

Meeting adjourned at 8:56 pm.