

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING – JANUARY 23, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on Monday, January 23, 2017, at the Larry Laschen Community Center. Julie Knier called the meeting to order at 7:13 p.m. It was noted a quorum of the Board was achieved.

BOARD MEMBERS PRESENT Tim Zurow – Treasurer
 Trayton Jay – Director
 Julie Knier – Director

APPROVAL OF MEETING MINUTES

The minutes of the November 14 and December 12, 2016, meetings were reviewed by the Board of Directors.

Motion: Upon a motion made by Tim Zurow, seconded by Trayton Jay and unanimously carried, the minutes of the November 14 and December 12, 2016, Board of Directors Meetings were approved as presented.

HOME OWNER FORUM

Homeowners had a discussion about the landscaping at the water's edge at the pond, debris that is accumulated on the ponds edge and possible solutions.

PRESIDENT'S REPORT

Nothing to report at this time.

SECRETARY'S REPORT

Nothing to report at this time.

TREASURER'S REPORT

Tim Zurow presented the Treasurer's Report. He provided the month-end figures for December 2016 and a year-end summary for 2016. Balances were as follows:

CAB Account: \$50,372.98
Edward Jones: \$133,335.87
Accounts Receivable: \$11,306.08

The overall budget for 2016 ended favorably by \$391. This was due to snow expenses being less than budgeted due to good weather, but was offset by unplanned landscape spending for storm cleanup and overgrowth pruning along Rt. 45.

Quarterly assessment income was on target at \$119,235. Special assessment reserve in was \$191,000 and reserve transfer out (for alley project payment) was \$176,108. Excess was offset by replenishment of snow and salt reserve used earlier in the year for storm damage and pruning along Rt. 45. Administrative expenses were slightly over budget by \$339 or 2.5%, due to a special assessment mailing that was not in the budget and legal consultation for a resident fence dispute.

Landscape/Snow/Mailboxes were slightly under budget by \$758 or 1%. Long-term reserve funding was on target at \$31,053.

Motion: Upon a motion made by Julie Knier, seconded by Trayton Jay and unanimously carried, the December 31, 2016, Treasurer's Report was approved as presented.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Nothing to report at this time.

REPORT OF THE COMMUNICATIONS COMMITTEE

Committee Chair Trayton Jay reported on website development.

REPORT OF THE LANDSCAPE COMMITTEE

Committee Chair Julie Knier presented the Landscape Committee report. Julie advised that a tree at the end of the alley at Donnelly & Marcie fell on the homeowner's fence and was removed. The homeowner was advised to make an insurance claim, Julie additionally advised that trees had been removed prior to fall and arborvitae were scheduled to be replanted in spring.

OLD BUSINESS

There was no old business to report at this time. However, alleys will be discussed at a later time when all Board Members are present.

NEW BUSINESS

APPOINTMENT OF JOANNE GERLACH TO BOARD AND LANDSCAPE COMMITTEE

Discussion was held and the position of Board Member and Landscape Chair was offered to Joanne Gerlach and was accepted.

Motion: Upon motion duly made by Tim Zurow, seconded by Trayton Jay and unanimously carried, Joanne Gerlach was appointed to the Board of Directors.

APPOINTMENT OF BILL THORESEN TO BOARD

The appointment of Bill Thoresen to the Board of Directors was tabled.

2017 MEETING DATES

The following dates were discussed and have been tentatively scheduled for 2017 Centennial Crossing Board of Directors Meetings: March 20, May 15, September 11 and November 13, 2017. Notice will be provided to homeowners once the dates have been confirmed.

ADJOURNMENT

Motion: Upon motion duly made by Trayton Jay, seconded by Tim Zurow and unanimously carried, the meeting was adjourned at 8:08 p.m.

Meeting minutes respectfully submitted by:
Lisa Dybas