

Centennial Crossing Homeowners Association Board of Directors
Working Meeting, August 18, 2020

- I. Call to Order by Joanne Gerlach at 6:30 PM
(meeting conducted in person at the Central Park Gazebo - social distanced)

- II. Roll Call - 4 members present
 - Ryan LaLonde – President (absent)
 - Maureen Collier – Treasurer (present)
 - Joanne Gerlach – Landscape Chairperson (present)
 - Bill Thorsen – Architecture Chair (present)
 - Trayton Jay – Secretary, Communications Chair (present)

- III. Prior Minutes Approval – deferred (minutes not available). Unanimous approval completed on Sept 1 by affirmation (remote) and posted on the Centennial Website.

- IV. President’s Report – none

- V. Treasurer’s Report (Maureen)
 - a. Financial situation is sound as reflected in the reporting documents
 - b. HOA will be adding \$2500 to reserves and anticipates \$156,000 in reserves after completion of the pathway project (those funds were moved to a working account).
 - c. One home has overdue assessment – to be reviewed with legal.
 - d. Regarding the 2021 budget, an effort will be made to increase the reserves contributions in line with expectations of the reserve study. CCHOA will manage the 2021 operating budget somewhat more conservatively due to present economic conditions. No detrimental effect is expected, and landscape is expected to compose the largest share of the budget (as is normal)

- VI. Communications Committee Report (Trayton)
 - a. The Centennial Crossing Internet domain name was renewed for a term of 10 years
 - b. The Centennial Crossing website hosting service was renewed for 2 years
 - c. There were 3 residents dropping from the email group, and 2 joining.

- VII. Architectural Committee Report (Bill)
 - a. There were many project approvals for fences, paint, and other modifications.
 - b. Discussed several homes with fence issues – falling down or unacceptable appearance. Board to take immediate action on the worst. Others will defer to 2021 due to present economic conditions.
 - c. Discussed water and retaining wall conditions for the HOA-owned pond on the West side (near Stone Fence Farms).
 - d. The Pond service contract was recently renewed – had been overlooked for the early part of 2020. After the first two service visits, the weeds and Algae are receding – expected to clear under normal service.
 - e. An alternate service company was offered for consideration on the next contract renewal.
 - f. Condition of the retaining wall seems sound - no need of immediate reconstruction.

- g. The pond is in process of filling with sludge and will need dredging within the next few years (expected to remain low priority for the next 12 months).
- VIII. Landscape Committee Report (Joanne)
- a. Discussed the underground cable – that was run elevated over the North alley behind Marseilles. It needs to be fully buried by tunneling under the alley. Several contacts were made to the village and Comcast (Xfinity), but no resolution was achieved. There seems to be an issue of permitting and responsibility – resolution work to continue.
 - b. (several weeks following the meeting, Joanne achieved progress – the village will permit and Comcast will complete cable burial. Specific timing for completion was not available, but expected this Fall.)
 - c. Discussed continuing loss of cover along the Rt45 corridor – as trees die and get removed by the state. There was general board agreement with general planning and some immediate action are warranted.
 - d. Carrying forward from prior discussion, a motion passed (all members present) to acquire and install 3 Viburnum along the sidewalk at the end of the alley between Central Park Place and Superior Street.
- IX. 2021 Budget Planning Discussion
- a. These were preliminary discussion of potential items. The input for Treasurer to propose a preliminary budget at the next meeting.
 - b. Landscape proposed items totaled about \$26,000 estimated, including 2 cycles of tree trimming and pruning (est. \$4600), tree replacements for important cover and beautification (est. \$6000), a mulch replacement plan (est. \$8000)
 - c. Discussed alternating/coordinating mulch, alley seal coating and paver walkway resealing work on a 3-year cycle, to manage the cost. Mulch replacement is currently the high priority.
 - d. Discussed options to reseed along the alleys and other common areas to recover from Winter Salt damage (est. \$1980).
 - e. Discussed possibly ending Emerald Ash Borer treatments due to cost – re-allocate those funds for replacement of the impacted trees.
- X. Old/New Business
- a. Brief discussion of board member status and planning for the upcoming board election and annual meeting cycle.
- XI. Set the next meeting for Sept 22 (virtual on Zoom)

Meeting Adjourned at 8:20 PM

Meeting Minutes by Trayton Jay