

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION:

MINUTES OF THE BOARD OF DIRECTORS MEETING – APRIL 3, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on Monday, April 3, 2017, at the Larry Laschen Community Center.

Julie Knier called the meeting to order at 7:07 p.m. It was noted a quorum of the Board was achieved.

BOARD MEMBERS PRESENT

Julie Knier – President

Tim Zurow – Treasurer

Trayton Jay – Secretary and Communications Committee Chair

Joanne Gerlach – Director and Landscape Committee Chair

Bill Thorsen – Candidate for Director and Architecture Committee Chair

APPROVAL OF MEETING MINUTES: The minutes of the January 23, 2017 meeting 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 January 23, 2017 Board of Directors Meeting were approved as presented.

HOME OWNER FORUM: Homeowners had a discussion about the landscaping at certain locations along Route 45 where HOA plantings had died and were requested to be replaced to offset the loss and provide a future visual barrier between the home and the highway.

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 March 2017 and an update on assessment delinquency and resolution actions including one legal action that was abated to a payment plan, and one foreclosure that was written off.

Account balances were as follows:

CAB Account: \$57,000

Edward Jones: \$139,000

Assessment receivables are now moved to a money market account as the better alternative due to flexibility and negligible interest rates compared to other options.

CCHOA produces a monthly finance report that is shared and reviewed by board members.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE: Bill Thorsen accepted the Chair after the January board meeting. He reported completing training from the former office holder. Several fence and driveway replacement projects had been submitted and approved during the period. The board will review and tentatively approve (or reject) projects immediately upon submittal of the form, in order to avoid delaying the homeowner's project. Final acknowledgement/recording of these approvals occurs

during board meetings. CCHOA approvals are separate from any village approvals and/or permits required to initiate changes to individual properties.

REPORT OF THE COMMUNICATIONS COMMITTEE: Committee Chair Trayton Jay reported 3 new residents joining the communications group.

REPORT OF THE LANDSCAPE COMMITTEE: Joanne Gerlach reported on the resident issue with a leaning Pine tree on the common area and on the addition of 3 Arbor Vitae as cover along the Rt 45 border.

With the cost of tree replacement increasing, the board discussed use of watering bags on the new plantings to improve survival rates. (The 3 Arbor Vitae cost over \$800) MOTION! Trayton Jay moved to acquire the tree bags and Tim Zurow seconded the motion, which carried unanimously. Joanne will acquire these watering devices to be installed from April.

Several upcoming projects were identified for budget purposes.

- 1) Replacement of pathway lights (should coordinate lighting selections with the village choices for replacing the park lighting)
- 2) Reset of walkway pavers in select areas – the initial work was completed and accepted
- 3) Road Paver damage on the entry drive and around the traffic circle was discussed – this is a matter for the village to resolve.
- 4) Mulching plan – replacement is needed throughout the subdivision, and is costly. It was suggested that Joanne work on a 3 year plan to replace 1/3 of the mulch each year. CCHOA would budget for this ongoing maintenance item.
- 5) Discussion of need to replace a concrete pillar near the entrance
- 6) Extensive discussion about trimming and maintenance along Rt 45. This is state property for which there was limited past success in accomplishing results. Was able to get contact with the state and some help from the village to get commitments to do dead tree removal, but not full restoration. Joanne and Tim agreed to jointly pursue the state assistance further.

## OLD BUSINESS

Remediation of alleys will be discussed at the following meeting.

## NEW BUSINESS

Seating of Bill Thorsen as a board member: Bill introduced himself and gave some background. The board conducted discussion. Motion: Upon a motion made by Trayton Jay, seconded by Joanne Gerlach and unanimously carried, Bill was voted onto the CCHOA Board.

Payment to reinstate the CCHOA annual corporate license was discussed. Motion: Trayton moved to pay the fee and Tim Zurow seconded. The motion carried unanimously.

Adoption of the contract for Pond maintenance with the McCloud Company at \$2005 for the season was discussed. Joanne Gerlach moved for acceptance of the contract, seconded by Trayton Jay, and the motion carried unanimously.

Rules regarding selection of shutters was discussed per a question asked by one homeowner. This led to other open questions about home paint color selection and some other items such as sheds, RVs, trailers and similar (trash cans) as being disallowed from continued presence in open view on a residents property. The board determined that a project to review and perhaps update the bylaws to state or clarify these restrictions should be considered. MOTION: Trayton Jay moved that a project to review the bylaws toward making appropriate updates and clarifications should be undertaken. Tim Zurow seconded the motion and the board passed it unanimously.

2017 MEETING DATES: The following dates were discussed and have been tentatively scheduled for 2017 Centennial Crossing. Board of Directors Meetings: June 19, 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 Bill THorsen and unanimously carried, the meeting was adjourned at 8:57 p.m.

Meeting minutes respectfully submitted by: Trayton Jay