

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – NOVEMBER 13, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 13, 2017. Julie Knier called the meeting to order at 7:00 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Julie Knier – President
Tim Zurow– Treasurer
Trayton Jay– Director
Joanne Gerlach– Director

Absent: Bill Thorsen-Director

APPROVAL OF SEPTEMBER 26, 2017, MEETING MINUTES

The minutes to the September 26, 2017, open meeting were reviewed by the Board of Directors.

Motion: Upon motion duly made by Julie Knier, seconded by Tim Zurow, the minutes of the September 26, 2017, meeting were approved as submitted. All are in favor; the motion carried.

PRESIDENT’S REPORT

Julie Knier provided a brief President’s Report which included information from her time in service on the Board of Directors. She thanked all those who were involved with her time in service on the Board.

TREASURER’S REPORT

Tim Zurow presented the Treasurer’s Report. Mr. Zurow advised that the Association was trending as it should be.

Tim Zurow made a motion to remove the small late fees under bad debt write off. A few accounts have very small balances, but would incur interest over time if not removed.

Motion: Upon a motion duly made by Tim Zurow, seconded by Trayton Jay, the misc. late fees will be removed for the accounts in the total of \$8.55. All in favor; the motion carries.

Tim Zurow made a motion to seek three proposals for a Reserve Study. Tim explained in great detail of an Association’s Reserve Study process.

Motion: On a motion duly made by Tim Zurow, seconded by Joanne Gerlach, and unanimously carried to seek three proposal for an Association Reserve Study.

2018 BUDGET

The 2018 budget had been discussed in great detail. Tim Zurow provided an overview of the budget to the Board and homeowners in attendance. The budget reflects no increase in assessments. Tim advised that due to savings in landscape/snow removal, the multi-year projection shows the Association will be able to more adequately fund the reserves.

Motion: Upon motion duly made by Tim Zurow, seconded by Julie Keir, the 201 budget was approved as submitted. Also in favor: Trayton Jay, Joanne Gerlach; the motion carried.

Financial Report

Motion: Upon motion duly made by Julie Knier, seconded by Joanne Gerlach, and unanimously carried, the Financial Report was approved as submitted.

Architectural Review Committee Report

No requests

Landscape Committee Report

Joanne discussed the completed landscaping projects for 2017. Board will have to address the dying trees on the property; will need to budget about \$20,000. First Phase of the landscaping plan was completed for \$10,000. Each remaining phase will cost \$10,000 for 2018 and 2019.

Joanne presented a quote from 360' to caulk and tuck point the entrance sign.

Motion: On a motion duly made by Joanne Gerlach and seconded by Trayton Jay; all in favor to caulk and tuck point the entrance sign.

Old Business

- a. Orange guide sticks along alley- Julie explained that they are for snow shoveling the alley. The snow contractor is going to set out even more sticks this upcoming season.
- b. New Directory- Trayton is still reviewing an update to the directory. No progress to report, he will utilize the Association's website and contact McGill for an updated owner list.
- c. IT infrastructure project-Trayton will look over more in the winter.

New Business

There was no new business to report at this time.

Calendar next meeting

December 12, 2017

ADJOURNMENT

Motion: Upon motion duly made by Julie Keir, seconded by Tim Zurow and unanimously carried, the meeting adjourned at 7:55 p.m.