

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 2012

Pursuant to the by-laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held November 12, 2012. Eric Patt called the meeting to order at 7:35 p.m. at the Larry Laschen Community Center. It was noted a quorum was present.

Board Members Present: Eric Patt
John Johnsen
Allan Woodrow

Board Members Absent: No board members were absent

APPROVAL OF MINUTES

The minutes to the September 10, 2012 open meeting were briefly discussed.

Motion: Upon motion duly made by Allan Woodrow, seconded by John Johnsen, and unanimously carried, the minutes of the September 10, 2012 meeting were approved as submitted.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

None

REPORT OF THE LANDSCAPE COMMITTEE:

John Johnsen reported on the following item:

- A. The Martins Landscaping proposal was briefly discussed, with there being so many snow events over the last three years and assuming that this could possibly continue again during the 2012-13 snow season, it would be about the same amount of money with the all-inclusive contact. Board has decided to not move forward with the proposal.

REPORT OF THE COMMUNICATIONS COMMITTEE:

Allan Woodrow reported on the following items:

- A. Two new homeowners moved into the community and did not receive the welcome letter. The board discussed that they are dissatisfied with McGill Management's communication with the Board regarding the arrival of new residents into the community. The Board requested that McGill make sure that they notify the current Communications Chair (Allan Woodrow) when any new resident moves into Centennial Crossing so that proper follow-up can be done to make sure the Board has the most up to date information on residents the community.
- B. Allan Woodrow presented a letter that was sent to the homeowners that encourage them to join the Yahoo group to receive notifications.

TREASURER'S REPORT:

John Johnsen reported on the following items:

As of the October 31, 2012 financial, the balance in the operating account is \$18,242.85.

The balance at Edward Jones reserve account is \$93,175.04.

Total cash and reserves is \$111,417.89.

John Johnsen explained to the homeowners that a portion of the assessments goes into the reserves and is generally between \$5,000 and \$10,000 per year. These funds are held and generally only used for alley repair, replacement of capital assets owned by the Association and potential snow reserves when the operating budget does not have enough to cover those expenses in a particularly bad snow season. Board of Directors discussed that they are conservative with the reserve to prevent from raising the assessments to the homeowners.

Motion: Upon motion made by John Johnsen, seconded by Allan Woodrow, and unanimously carried, the October, 2012 Treasurers report as stated was approved.

OLD BUSINESS

- A. Lights on the pathway are slowly deteriorating due to their age and eventually there will be 12 lights to be replaced that are owned by the Association. A couple of the lights have become detached from their bases. Those lights have had applied a temporary fix by installing large bolts that have been screwed into the interior support base and for the time being are stable. The Board of Directors would like to hold off on fixing the lights until 2014 and then replacing them in phases over 2 to 3 years. John will keep up with minor repairs until then as he has done to date.

NEW BUSINESS

- A. Allan Woodrow who runs the Centennial Crossing Yahoo group as the Communications Chair sent an email to the residents asking if they would like to join a Welcome Wagon.
- B. The Board of Directors reviewed the proposed 2013 budget that was prepared by Treasurer John Johnsen and presented at the September meeting. The proposed budget contained no increase in assessments and the various line items were explained to all in attendance at the meeting. Upon motion duly made by John Johnsen, the 2013 budget was approved, seconded by Allan Woodrow and unanimously carried.

HOME OWNER FORUM

The homeowners present were asked if they had any questions or issues for the Board of Directors of which there was none.

ADJOURNMENT

Motion: Upon motion duly made by Allan Woodrow, seconded by John Johnsen and unanimously carried, the meeting adjourned at 8:06 p.m.