

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – NOVEMBER 11, 2013

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 11, 2013. Eric Patt called the meeting to order at 7:40 p.m. at the Larry Laschen Community Center. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Eric Patt – President
John Johnsen – Treasurer
Matt Dubin – Director
Allan Woodrow – Director

BOARD MEMBERS ABSENT: No Board Members were absent.

APPROVAL OF MINUTES

The minutes to the September 12, 2013 open meeting were briefly discussed.

Motion: Upon motion duly made by John Johnsen, seconded by Matt Dubin, and unanimously carried, the minutes of the September 12, 2013 meeting were approved as submitted.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Three requests were received and approved by the architectural committee for vinyl fences.

REPORT OF THE LANDSCAPE COMMITTEE

John Johnsen asked Martins Landscaping to comprise an invoice of items left to pay, along with an estimate of ice melt applications. \$20,830.00 was left to pay, and \$3,600.00 was the deicing estimated charge. The shoreline will be better maintained to restore to it to its original state. The Board appreciates the efforts of neighbors bordering the pond. Snow removal charges will be coming shortly and fall maintenance continues.

REPORT OF THE COMMUNICATIONS COMMITTEE

Allan Woodrow advised there are no communications matters to report at this time.

TREASURER'S REPORT

John Johnsen presented the Treasurer's Report. As of the October 31, 2013, financials, the following balances were reported:

- Operating Account : \$9,974.38
- Edward Jones Reserve Account: \$94,707.70
- \$14,176.36: Operating Assets
- \$2,570.15: Accounts Receivable

Mr. Johnsen reported that last year's snow removal costs damaged the budget. Expenses from landscaping, and upcoming snow removal are also coming through. No delinquencies are noted in the past month; there are no accounts in collections currently.

Motion: Upon motion duly made by John Johnsen, seconded by Allan Woodrow, and unanimously carried, the Financial Report was approved as submitted.

OLD BUSINESS

There was no old business to report.

NEW BUSINESS

The 2014 budget was discussed by the Board. Assessments have remained flat for six years; however, there has been an increase in expenses. This has either affected level of services or the reserve account. There has been discussion whether to raise the assessments by \$5.00, \$10.00 or \$15.00 per quarter. John Johnsen advised that he is very familiar with the Association's expenditures. There will be a need to sign a new land and snow contract as the contract with Martin's ends in 2014. All Board Members agree that a \$10.00 increase per quarter is the most reasonable. Matt notes that this gradual increase would be better than implementing a special assessment to the community.

Motion: Upon motion duly made by John Johnsen, seconded by Matt Dubin, and unanimously carried, the 2014 budget with a \$10.00 increase to assessments was approved as submitted.

John Johnsen advised he will submit this approved budget to Cynthia Miller at McGill Management.

HOME OWNER FORUM

No homeowner concerns or questions were present.

ADJOURNMENT

Motion: Upon motion duly made by John Johnsen, seconded by Matt Dubin and unanimously carried, the meeting adjourned at 8:08 p.m.