

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2016

Pursuant to the by-laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on September 12, 2016. Eric Patt called the meeting to order at 7:02 p.m. at the Larry Laschen Community Center. It was noted a quorum was present.

Board Members Present: Eric Patt
Tim Zurow
Matt Dubin
Julie Knier
Trayton Jay

Board Members Absent: None

Approval of Minutes: After discussion, and upon motion duly made by Tim Zurow, seconded by Trayton Jay, and unanimously carried, the minutes of the meetings from May 9, 2016, June 1, 2016, and July 14, 2016 were approved as submitted.

Report of the Landscape Committee:

- A. Several companies contacted the Association looking to get our snow-plowing contract. Julie will solicit bids from various companies, including Architerra.
- B. Trees have been removed by the contractor, but stumps left behind – we are looking for volunteers to assist in reviewing the status of landscaping throughout the neighborhood and evaluating a plan to proceed with upkeep
- C. The residents of 319 Huron were present to discuss the status of the common area adjacent to their home. Concern about the proximity of dead trees in the common area affecting their trees. They would like the dead trees removed and a replacement plan put in place. Julie will follow up.

Report of the Architectural Review Committee:

Matt Dubin submitted the requested fence and patio improvements, which were unanimously approved, upon motion duly made by Tim Zurow and seconded by Trayton Jay (see attached).

No report from the Communications Committee.

Treasurer's Report:

- A. The current financials were reviewed and unanimously approved, following a motion by Julie Knier and seconded by Trayton Jay.
- B. The Board discussed a motion to allow use of reserves, if necessary to pay for the alley project. This was based on some residents not paying their special assessment in a timely manner. The action was unanimously approved, upon motion by Julie Knier, and seconded by Matt Dubin.

Old Business:

- A. Special Assessment – The first payment was due on September 15, 2016.
- B. Rabine Contract for Alley Project – We were still waiting to hear about the start date. The Village agreed to expedite permits, and have reduced the cost of same to 1.2% of the cost of the project. Discussion was also had concerning residents replacing driveways during the Alley Project.

New Business:

- A. Elections are coming up, and there have been no declared candidates for the two available Board seats. Eric Patt and Matt Dubin will not run again. There was further discussion concerning establishing a quorum for the Annual Meeting. This has been an issue in the past.
- B. The Board discussed the possible use of Association funds to retain a consultant to assist with long-range planning. It was agreed that this should be an item to be re-visited after the Board elections in November.

Adjournment: Upon motion duly made by Tim Zurow, seconded by Julie Knier and unanimously carried, the meeting adjourned at 8:07 p.m.

The next meeting of the Board will be on November 14, 2016, at 7:00 p.m. at the Larry Laschen Community Center.