

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – December 12, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on December 12, 2017. Tim Zurow 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: Tim Zurow – Incumbent Treasurer
Joanne Gerlach – Incumbent Director, Landscaping Committee Chair
Bill Thorsen – Incumbent Director, Architecture Committee, Chair
Cori Smith – Newly Elected Director
Maureen Collier – Newly Elected Director

Non-Board attendees: Trayton Jay, Communications Committee Chair

APPROVAL OF PRIOR MEETING MINUTES

The minutes to regular and annual meetings held November 13, 2017 were presented by Trayton Jay, who was acting Board Secretary during said meetings. All board members were present, and each reviewed the meeting minutes. ,

Motion: Joanne Gerlach made motion to accept the minutes, followed by second from Bill Thorsen. The minutes were accepted on unanimous vote of the board.

PRESIDENT’S REPORT

No report this month.

Circumstances of the prior meeting included an authorized Centennial Homeowner election for board seats. Prior President, Julie Knier and Prior Secretary, Trayton Jay stepped off the board as result of Cori Smith and Maureen Collier winning those seats in the election. The board had deferred selection of the 3 named roles (President, Treasurer, Secretary) as business to be completed during this meeting.

TREASURER’S REPORT

Tim Zurow presented the Treasurer’s Report, indicating that Association finances were trending in accordance with expectations and aligned to Centennial’s projected capital and operational budgets and foreseen spending needs. He indicated that McGill Management seemed several weeks delayed on reporting, but this presented no issues.

In preparation for transfer of the Treasurer role, Tim provided significant present and historic financial information to Maureen Collier. Tim also worked to train Maureen on practices related to the Treasurer role over a period starting just after the election and completing some weeks after the present meeting. Tim indicated need for transfer of responsibilities for the CCHOA financial accounts, which was completed subsequent to this meeting.

Tim made mention of the ongoing initiative to conduct an association reserve study. This item was tabled pending a future meeting.

Motion: Upon a motion duly made by Maureen Collier and seconded by Bill Thorsen, the board voted unanimously to adopt the Treasurers Report and related statements of finances.

Architectural Review Committee Report

Bill Thorsen indicated that no resident requests or architectural issues arose during the prior period.

Landscape Committee Report

Joanne Gerlach reported on various existing and new Landscape initiatives. Landscape is an area of CCHOA maintenance that required little consideration for many years, but has become more urgent to address in efforts to maintain appropriate esthetics favorable to improving home values.

- Presented a revised Platt of CCHOA work areas as related to staging of dormant pruning of shrubbery and other identified work. Joanne and CCHOA's service provider re-evaluated on a comprehensive basis and determined a better approach, which differs somewhat from the prior plan, but follows a more logical and economically favorable sequence.
 - Revised Dormant Pruning sequence
 - Bench repair and securing
 - Debris removal
 - Addition of greenery omitted in the prior plan
 - Other areas for dormant pruning (from the prior plan) defer until next Winter
 - Mulch replacement (originally scheduled to start 2018 and to occur in 3 annual phases) is deferred until a 2019 start date on basis that the above work holds higher priority, should complete ahead of mulching, and that CCHOA budgetary constraints for landscaping should be held in range of the present budget.

- Addressed overgrowth and maintenance of the West Pond area (bordering Stone Fence)
 - Growth will eventually damage or destroy the retaining wall and incur a high cost to replace/repair.
 - Cut out unwanted growth
 - Apply herbicide suitable to the tenacious plan varieties involved
 - Expected service life of 3 years
 - Adds \$3800 to the existing annual pond maintenance cost budgeted at \$20,000 for 2018

- Advised Emerald Ash Borer treatment occurring this year (required bi-annually)

- Pathway Lighting Replacement
 - Presented light fixture choices, including a model in the same style as presently installed, but using LED lights that are much longer lasting and use less power than the present Sodium lighting.
 - Foundations and subterranean infrastructure (conduits and wiring) may need selective replacement.
 - Acquired 3 budgetary quotations in range of \$13,500 - \$17500. Only the higher bid followed CCHOA's SOW (Scope of Work) specification, so another bidding round will be conducted.
 - Funding will come from planned spending and partial reserve draw with no special assessment or monthly dues change anticipated.
 - More information to present at the next meeting
 - Anticipated project completion by Q3 2018.

- Joanne requested that all resident issues voiced about landscape and snow removal should be directed to her.

- Joanne requested feedback on the natural stone “interest pieces” installed as low-maintenance alternative to the original pillars near the main entrance. Even if replaced, the pillars will cause continued high replacement cost in the future - costs that Centennial can avoid by using the natural stone. There are over 50 pillars throughout Centennial, so this is a relatively significant ongoing cost one would hope to solve permanently.

Motion: Cori moved to accept the revised Dormant Pruning Plan and funding amount. Tim Zurow seconded the motion and the motion carried on unanimous vote of the board members.

Motion: Bill moved to accept the additional pond maintenance work. Maureen seconded and the motion carried by unanimous vote.

Communications Committee Report

Trayton Jay reported that no new residents were added to the HOA in the prior period. He reported briefly on ongoing research related to the goal of adopting a unified IT infrastructure that can be more easily managed by members, can support a better solution to maintaining the residents directory, and that can add useful functionality not presently possible. Further work on this topic is required.

Trayton Jay updated on the Alley Resurfacing Project.

Pictures of areas needing work have been shared to Rabine.

Rabine acknowledges some of the areas

Further interaction with Rabine during Spring 2018 is needed to establish the final outcome and attain completion.

Old Business

Board Resignations and Appointments:

- Tim Zurow expressed intent to step down from the board, after a long run as Treasurer.
- Trayton Jay expressed interest to continue board service
- The board discussed and decided this change presented a favorable outcome.

Motion: Bill Thorsen moved to accept Tim Zurow’s resignation, seconded by Joanne and unanimously carried by board vote.

Motion: Joanne moved to appoint Trayton Jay to Tim’s board seat, seconded by Cori Smith. and carried unanimously by board vote.

Motion: After brief discussion on board role assignments, Trayton motioned that Cori Smith become President, Maureen Collier become Treasurer, and that he (Trayton) return to his prior role as board Secretary. Bill Thorsen gave second and the motion carried by unanimous vote of the board.

Discussion of the speeding issue along Ranney Ave. was tabled until a subsequent meeting

New Business

None for this meeting

Calendar next meeting

Not set until a venue was identified. Intended to occur January to March 2018

ADJOURNMENT

Motion: Upon motion duly made by Joanne Gerlach, seconded by Trayton Jay and unanimously carried, the meeting adjourned at 9:05 p.m.