

# CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING –September 22, 2020

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on September 22, 2020. Ryan called the meeting to order at 6:33 p.m. via Zoom video conferencing. It was noted a quorum was achieved.

**BOARD MEMBERS PRESENT:** Ryan LaLonde– President  
Maureen Collier– Treasurer  
Trayton Jay–Director  
Joanne Gerlach– Director  
Bill Thorsen– Director  
Brad Dister–Community Association Manager-McGill Management

### **APPROVAL MEETING MINUTES**

The minutes to the June 8<sup>th</sup>, July 21<sup>st</sup> and August 18, 2020 were reviewed by the Board of Directors.

**Motion:** Upon motion duly made by Maureen, seconded by Ryan LaLonde to approve the minutes of the June 8th, July 21st and August 18, 2020 as submitted. All are in favor; the motion carried.

### **Public Comments/Open Forum**

The Board answered questions, comments and concerns from the three homeowners' present.

### **PRESIDENT'S REPORT**

Ryan has no report at this time.

### **Architectural Review Committee Report**

Bill Thorsen presented three architectural application and requests to be ratified and/or approved.

Applications for Improvement since last meeting for formal vote

<u>Address</u>	<u>Improvement</u>	<u>BOD Action</u>
62 Depot	Fence Installation	Partial Approve
575 Central	Fence Install	Approve
274 Ranney	Fence Installation	Approve
331 Huron	Fence Installation	Approve
256 LaSalle	Patio	Approve
575 Central	Solar	Approve
256 LaSalle	Patio Installation	Approve
634 Ontario	Fence	Approve
324 LaSalle	Front Walk and Stoop	Approve
320 Huron	Front Walk and Stoop	Approve
339 LaSalle	Fence Installation	Approve

**Motion:** Upon a motion duly made by Trayton Jay and seconded Joanne Gerlach to ratify the applications as presented. All in favor; motion carried.

### **Landscape Committee Report**

Joanne discussed the ongoing landscape projects. Discussion about the upcoming landscaping projects able to meet the budget that was presented for 2021. The topic of the new brick pavers was had.

**Motion:** Upon a motion duly made by Joanne, seconded by Bill to approve the sealing of the new brick pavers. All are in favor; motion carried. Discussion on applying mulch to the community was also

discussed. **Motion:** Upon a motion duly made by Joanne, seconded by Bill to approve the applying mulch to the community. All are in favor; motion carried. Plantings of hydras on the corner was discussed with the homeowners. **Motion:** Upon a motion duly made by Joanne, seconded by Maureen to approve the plantings of the hydras. All are in favor; motion carried.

### **Communication Chair's Report**

Trayton gave a quick update for the committee. No questions or concerns were made.

### **TREASURER'S REPORT**

Maureen stated the treasurer's report as of 7/31/2020, no significant expense overages, the operating account, at Community Association Bank has a balance of \$70,985. As of 7/31/20 the money market account at Edward Jones has a balance of \$234,795. The Accounts Receivable as of 07/31/20 is \$2,599.53. The Edward Jones HOA Reserve MM vs CD balances and maturity dates as of 9/22/2020. Cash & Money Market: \$58,708

2019 annual audit is complete. No follow up required.

Capital Account balance and pathway \$65,000 was budgeted for the pathway replacement project. Total project cost came in at \$78,400, which included drainage repairs, a complete replacement of the entire path and landscaping along the path after the replacement. All work is complete. Final payment was held until the drainage issues were addressed.

2021 Budget Draft and Review, the 2021 Budget was discussed. **Motion:** Upon a motion duly made by Trayton Jay and seconded Joanne Gerlach to approve the 2021 proposed budget for mailing. All in favor; motion carried. The proposed budget to be mailed to the owners for their thirty-day review.

### **Old Business**

No Old Business

### **New Business**

Annual meeting notice. Annual meeting to be scheduled for November 10, 2020. Candidate forms will be emailed.

### **ADJOURNMENT**

**Motion:** Upon motion duly made by Joanne Gerlach, seconded by Ryan LaLonde and unanimously carried, the meeting adjourned at 8:04p.m.

Respectably Submitted,  
Brad Dister, CMCA  
McGill Management.