

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – MAY 13, 2013

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held May 13, 2013. 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 – 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 February 11, 2013 open meeting were briefly discussed.

Motion: Upon motion duly made by John Johnson, seconded by Matt Dubin, and unanimously carried, the minutes of the February 11, 2013 meeting were approved as submitted.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

The following architectural requests were received for the period of February 12 – May 13, 2013:

- 279 E. Huron: Fence replacement
- 200 E. Ranney: Replacement of front door, transom glass, coach lights, storm door and wood façade
- 574 S. Ontario: Fence replacement
- 284 LaSalle: Installation of brick sidewalk from garage to driveway and brick driveway ribbons
- 379 E. Ranney: Addition of new rear/side yard fence
- 503 Superior: Installation of asphalt driveway extension

Motion: Upon motion duly made by John Johnson, seconded by Allan Woodrow, and unanimously carried, all six architectural requests for the period of February 12 – May 13, 2013 were approved as submitted.

A question was raised regarding the length of area of the Village property easement in regard to placement of fences. A follow-up inspection of all fences installed in 2012 will be conducted to ensure fences have been painted as promised. A general letter to the membership will be mailed to remind residents where architectural forms can be obtained, and to urge residents to consider the upkeep necessary for the exterior of homes throughout the community.

REPORT OF THE LANDSCAPE COMMITTEE

John Johnsen met with Martins Landscaping and discussed standard landscape items versus desired landscape items. John Johnsen presented the Board with landscaping options for their consideration. Mr. Johnsen reminded the Board that assessments have remained low despite the rise in the costs of services. Martins Landscaping provided a list of the last five years of landscape enhancements, including summer annual flowers, watering, labor, spring bulb installation, and cattail and retention pond

cleanup. Mr. Johnsen urged the Board for their consideration of mulching of the Association in the near future. Landscape enhancements total \$15,000.00 every year, not including mulch.

A suggestion was introduced regarding the recruitment of homeowner volunteers for installation of mulch. Allan Woodrow will draft a letter to present for Board approval prior to distributing to the membership.

REPORT OF THE COMMUNICATIONS COMMITTEE

Allan Woodrow reported that 20-25 % of the membership is not represented via the Association's Yahoo Group. Contact must be made to obtain email addresses for these owners.

TREASURER'S REPORT

John Johnsen presented the Treasurer's Report. As of the April 30, 2013 financials, the following balances were reported:

- Operating Account : \$18,899.97
- Edward Jones Reserve Account: \$88,744.90
- \$11,100 funding into the Reserves

Mr. Johnsen reported that assessments and payments are on track, except salt application in February 2013, which was \$18,000.00 over budget.

Motion: Upon motion duly made by Allan Woodrow, seconded by Matt Dubin, and unanimously carried, the Treasurer's Report was approved as submitted.

OLD BUSINESS

The alleys appear to be in good condition and were crack-filled the previous year. Sealcoating is slated to take place every three years (2013). Two bids have been received for sealcoating. ***This item has been tabled for further research and discussion.***

NEW BUSINESS

The community garage sale is scheduled for the following weekend. Allan Woodrow will display the Association's garage sale signs.

HOME OWNER FORUM

The homeowners present were asked if they had any questions or issues for the Board of Directors. Two homeowners were present and advised the Board they did not receive the welcome letter when they moved into the community. Action will be taken to ensure all new residents receive the welcome letter in the future.

ADJOURNMENT

Motion: Upon motion duly made by Allan Woodrow, seconded by John Johnsen and unanimously carried, the meeting adjourned at 8:20 p.m.