

**CENTENNIAL HOMEOWNERS ASSOC.
BOARD MEETING
March 12, 2011**

Calla to order

Cici Smith called the meeting to order at 4:05 PM. The meeting was held at Centennial Unit O.

Attendance

Cici Smith	Unit O
Bob Malouff	Unit M
Ned Brandt	Americana
Justin Connally	Americana

Otto Vydra gave his proxy to Cici Smith; a quorum was met

Review of Minutes from October 22, 2010

Cici Smith moved to approve the minutes and Bob Malouff seconded the motion.

Financials (as of 12-31-2010)

Everyone is paid up on HOA dues and we have \$29,229 in the reserve account. For the calendar year the budget was \$77,135 and the actual was \$68,668. All items were within normal ranges. Cici Smith moved to approve the financials and Bob Malouff seconded.

New Business

Doors

Thomas Glick and Justin Connelly have looked over all of the front doors in all units. Thomas said that Unit O is hands down the worst. We wanted to know which units were next and he said the rest are all the same. Since the HOA has agreed to pay to replace front doors and sidelights and we cannot afford to do this all at once, Bob Malouff suggested we do one building each year and we start with the last building since Unit O is the worst. All present approved this. We hope to start this May. The maximum charge will be \$1500 per unit and includes a fiberglass door. Thomas will build the frame and sidelight instead of purchasing a ready made unit. This way we will not have to worry about matching in future years.

Frozen pipe in Unit E

During our cold spell a pipe inside in between the bathroom and kitchen of Unit E froze and burst and flooded the main floor and ground floor. Damage was extensive to walls, floors, carpet, cabinets. Ned has had numerous conversations with our Farmer's insurance agent and a lengthy conversation with our attorney regarding who is responsible for what. Ned has gone through the association declarations as well as the insurance policy with a fine tooth comb and for this we are tremendously grateful to Ned. The entire discussion is far too long and detailed for the scope of these minutes but I will mention the highlights. Our association has a \$5,000 deductible and our agent confirmed that even though it was a pipe in the interior wall, our insurance shall be responsible for the general common elements, such as exterior walls, bearing walls inside, bearing subflooring regardless of the cause, even though it is up to the homeowner to maintain everything inside including pipes. Unit E's homeowner's insurance will be responsible for some things, such as carpet and kitchen cabinets. Our attorney is of the opinion that the homeowner should be responsible for the HOA's deductible.

Ned and the attorney looked at the CCIOA (Colorado Common Interest Ownership Act) which was passed for HOAs started after 1992 or after 1995. The act says that if the homeowner benefits by big improvements paid by the HOA insurance then the homeowner should pay the HOA deductible. We don't fall into this but in keeping within the spirit of the law, Madeline (attorney) thinks the courts would look at the CCIOA and probably say a reasonable answer would be that the homeowner should pay the deductible.

We had a short discussion of preventive measures we all should take to prevent future insurance claims. Ned will send out a letter to all homeowners with some important points such as replace washer hoses, check baseboard heaters to be sure they are all working, replace icemaker hoses, don't leave dishwashers on when you leave and in Winter be sure heat is at 50 or 55.

Next Board meeting will be either June 18th or 25th. Bob Malouff will let us know which one works with his schedule. We plan to look at the doors, look at the grounds and also look at the paint since this is our chance to have the painting company come back for repairs and patching.

We adjourned at 5:45