

H460 HOMEOWNERS ASSOCIATION

Monthly meeting September 2, 2009

All board members present.

Prior to the meeting being called to order, Karen Hamilton notified the board of a presentation by mayoral candidate Cathy Noon. The board meeting was called to order at 7:06pm.

An attorney from HindmanSanchez, Elina Hindley was asked to describe the retainer program previously sent to board members. She emphasized that emails are not covered by the retainer. Phone calls are covered. Karen raised the point that our HOA tasks are on a much smaller scale than most since we own no common property. Elina will detail alternative retainer programs possible at lower costs.

PICNIC REVIEW

The number of homes that attended was not available. Discussion of a 20% gratuity to the food vendor seemed supported, but no motion was made. There was a consensus of board members who attended that not having to give up the shelter to a band and the lower volume of the entertainment provided more opportunity to socialize. The comedy group needed a sound system. Metrum should be acknowledged in the newsletter for providing the ice cream. Linda introduced a motion, seconded by Leonard, that the picnic be free for dues paying homeowners and their guests, but a fee be charged for unpaid members. The motion was tabled pending further consideration.

KAREN reminded the board she would not be able to attend the October meeting.

SIGN REPAIR

The association's claim is being sent to a Centennial court prior to the deadline for funds to repair the two signs damaged by a driver near E Otero Ave and E Phillips Dr.

CRC

Linda asked Leonard and Jay to make arrangements to meet the homeowner who expressed a willingness to help Peter with CRC work. Centennial Codes commitment to enforcing weed control will be reviewed in September with additional requests to the city. The CRC letter mailed to violators appears to have been successful with few holdouts. There was also discussion of roofing request issues including residents still not following the procedure required and the roofing statement which is online.

BUDGET

Board members were not provided with hard copy regarding prior budgets. Last years budget was discussed and attempts were made to estimate numbers for 2010. Karen took notes of specifics mentioned so that information could be presented at a budget meeting in October (not yet scheduled). No homeowner recommendations were received via email or in person at the meeting.

HOMEOWNER CONCERNS

Homeowner, Rudy Jordan, who chairs the Arapahoe County Review Board for liquor licensing spoke about the printing of non-homeowner's letter in the prior Highland Highlights. He described some of the content as not true and its printing misleading as being board supported. The board agreed that letters from homeowners should be clearly labeled as letters to the editor. It was also suggested that letters and other information sent to the editor that is not from homeowners needs to be investigated by reporter volunteers before being included in the newsletter was of interest. It was also noted that there have been no homeowner volunteers willing to act as reporters.

Meeting adjourned 9:25pm