

Centennial Homeowners Association
Board of Director's Meeting
February 4, 2026

Present:

Meredith Waldron

Bill Hartgraves

Diane Bornhorst

Rachel Cubic

Kyle Mucha

Lindsay Flynn

Joseph Richards

Sean Branstetter

Absent: Trudy Gwilt

I. Call to order at 6:00 p.m

II. The minutes from the October, 2025, were approved by the board via e-mail

III. Treasurer's Report:

- The financials were reviewed by the board for December 31, 2025, provided by BVW. During the audit process provided by Berkshire Hathaway, a discrepancy was found and they are working with BVW to get the discrepancy resolved. The board will hold off approving the financials until it is resolved.
- The board discussed a CPA review which would cost \$900. This is tabled for now. It was explained that a CPA review is simply a reconciliation of the balance sheet and bank statements.
- The board reviewed a revised 2026 Budget for consideration. After discussion, Sean made a motion to approve, seconded by Joe and approved by the board unanimously.
- The board discussed the delinquents and came to a consensus on the delinquent policy, as follows:
 - A certified letter will be mailed to resident after 30 days delinquent
 - If owner does not respond with payment or set up a payment plan, a lien will be filed
 - If over 6 months delinquent, small claims court will be filed

IV. Old Business:

- Property Management transition:
 - The website and Facebook page were reviewed by the board
 - All previous Integrity users have been removed from the system and we have complete access to the system – the cleaner has been provided a new access card. BVW is sending us additional cards they have in their possession.
 - A quote is in process to add a camera to the playground area
 - We are in the process of obtaining several quotes including snow removal, lawn care, Nest thermostat for the clubhouse and adding lighting at the pavilion

V. Projects:

1. The board reviewed two quotes for new pool signage. Sean made a motion to approve the quote from Sign Center for \$177.02, seconded by Bill and approved by the board unanimously.
2. JC Fencing confirmed that we are first on the list once the weather allows for the installation of the new pool fencing.
3. The board reviewed the landscape plan. Because this is such a large project, it will probably be a 3-4 year project done in phases. Lindsay is working on getting quotes.
4. The board requested that Lindsay obtain a quote for gutters for the clubhouse.
5. Finney's Concrete will do the splash pad concrete once the weather allows.
6. Surf Internet pricing is approximately \$65 plus \$30 for the phone line. The board agreed they wanted to move ahead with this transition and Lindsay will confirm the details and finalize the transition which will save the association each month versus the current Comcast plan.
7. The southeast retention pond has grade issues (at Harper Grove and Odell) and will probably need a structural engineer. The board will continue to discuss.

VI. New Business:

1. There are six properties either on the market or currently pending sale.

2. A modification request was received for 1517 Harper Grove to add two feet width of concrete to the driveway, remove and build new patio stairs and add a hot tub pad. Kyle made a motion to approve, seconded by Meredith and approved by the board unanimously with Bill abstaining from the vote. The board encouraged Bill to contact the Village regarding the extension onto the road to ensure there aren't any further steps they require.
3. The board reviewed the Energy Efficiency Enhancement Policy. Kyle made a motion to approve effective March 1, 2026, seconded by Meredith and approved by the board unanimously.
4. Water Boy provided a quote to fill the pool for \$3,150 which was approved by the board
5. R.W. LaPine will provide a quote for opening the pool shower, bathroom and drinking fountain. The board would also like a quote to add vent fans to the poolside restrooms.
6. R.W. LaPine also needs to complete the installation of the irrigation meter that was started – the meter was paid for but not installed.
7. All owners will be provided new pool access cards and will be required to sign liability waivers. Owners who have previously purchased additional pool access cards will be provided the same number of additional cards at no added cost provided that they return their old cards.
8. The board requested that Lindsay get quotes for new pool furniture and umbrella bases and umbrellas.
9. The board reviewed and approved a survey that Lindsay prepared with a few questions in order to obtain owner feedback.

There being no further business to come before the board, the meeting was adjourned at 8:14 p.m.

Minutes prepared and submitted by Diane Bornhorst on behalf of the board.

Minutes Approved 3/23/26

Revenue - Beg. Bal.	\$ 20,181.86												YTD	YTD		
	January	February	March	April	May	June	July	August	September	October	November	December	Actual Total	Projected	Budget	Variance
INCOME																
Association dues income	\$ 23,996.46	\$ 9,680.77	\$ 28,896.74	\$ -	\$ 49,875.00	\$ -	\$ -	\$ 49,875.00	\$ -	\$ -	\$ 49,875.00	\$ -	\$ 33,677.23	\$ 212,198.97	\$ 192,375.00	\$ 19,823.97
Rental Fee	\$ 550.00	\$ 325.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 875.00	\$ 2,875.00	\$ 2,400.00	\$ 475.00
Late Fee Income	\$ 540.00	\$ 750.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,290.23	\$ 1,290.23	\$ -	\$ 1,290.23
Buy-In-Fee Income	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00
TOTAL INCOME	\$ 26,086.46	\$ 11,756.00	\$ 29,096.74	\$ 200.00	\$ 50,075.00	\$ 200.00	\$ 200.00	\$ 50,075.00	\$ 200.00	\$ 200.00	\$ 50,075.00	\$ 200.00	\$ 37,842.46	\$ 218,364.20	\$ 194,775.00	\$ 23,589.20
Insurance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600.00	\$ 4,600.00	\$ -
Electricity Expense	\$ 316.70	\$ 1,064.21	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.37	\$ 1,380.91	\$ 8,964.25	\$ 9,100.00	\$ (135.75)
Natural Gas	\$ -	\$ 353.29	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.74	\$ 353.29	\$ 1,019.97	\$ 800.00	\$ 219.97
Water & Sewer	\$ 620.13	\$ -	\$ -	\$ 1,231.25	\$ -	\$ -	\$ 1,231.25	\$ -	\$ -	\$ 1,231.25	\$ -	\$ -	\$ 620.13	\$ 4,313.88	\$ 4,925.00	\$ (611.12)
Internet & Telephone	\$ 234.98	\$ 204.98	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 439.96	\$ 2,089.96	\$ 1,980.00	\$ 109.96
Trash Removal	\$ 90.47	\$ 91.21	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 181.68	\$ 1,131.68	\$ 1,140.00	\$ (8.32)
Management Fee	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 3,420.00	\$ 6,840.00	\$ 41,040.00	\$ 41,040.00	\$ -
Legal Expense	\$ (722.97)	\$ 392.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00	\$ -	\$ -	\$ (330.93)	\$ 1,469.07	\$ 1,800.00	\$ (330.93)
Accounting Expense	\$ -	\$ -	\$ 300.00	\$ 200.00	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950.00	\$ 950.00	\$ -
Bank Charges	\$ 18.52	\$ (9.02)	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 9.50	\$ 84.50	\$ 90.00	\$ (5.50)
Fees & Permit	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ 5.00	\$ 25.00	\$ 20.00	\$ 5.00
Postage Expense	\$ 558.60	\$ 11.52	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.37	\$ 570.12	\$ 903.46	\$ 400.00	\$ 503.46
Common Area Maintenance	\$ 332.50	\$ -	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.74	\$ 332.50	\$ 4,499.18	\$ 5,000.00	\$ (500.82)
Common Area Improvements	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ 2,500.00	\$ 3,000.00	\$ (500.00)
HVAC Maintenance	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -
Plumbing Expense	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ 1,000.00	\$ 1,000.00	