

Centennial Homeowners Association
Board of Director's Meeting
March 23, 2026
DRAFT

Present:

Joseph Richards

Bill Hartgraves

Diane Bornhorst

Rachel Cubic

Kyle Mucha

Lindsay Flynn

Sean Branstetter

Absent: Meredith Waldron

Absent: Trudy Gwilt

I. Call to order at 6:04 p.m

II. The minutes from February 4, 2026, were reviewed by the board. Kyle made a motion to approve, seconded by Bill and approved by the board unanimously.

III. Treasurer's Report:

- The financials were reviewed by the board for January and February, 2026. Rachel made a motion to approve, seconded by Sean and approved by the board unanimously.
- The board reviewed the delinquent list. There are currently 58 owners who are delinquent – 9 being more than one year over due. The board agreed there needed to be a policy added to the handbook with clear consequences for owners not paying their fees.
- The board discussed a confidential matter relating to a proposed payment plan by a resident.

IV. Old Business:

- Property Management transition:
 - The website and Facebook pages were reviewed by the board. Rachel made a motion to approve both, seconded by Kyle and approved by the board unanimously.
 - The board reviewed and discussed the survey results.
 - The Rules & Regulations and all forms submitted by Lindsay were reviewed and approved by the board. The resident manual will be mailed to all owners and also put on the website.
- The board reviewed outstanding property maintenance concerns and provided direction to the property manager for potential correction.

V. Projects:

1. Brightview has indicated that the sinkhole issue is not as simple as just a sinkhole and they recommended the area be cleaned out by Clean Earth. The quote was for \$3,520 which the board approved.
2. The board reviewed a quote for speed limit signs. Kyle suggested that Lindsay contact Jim at the Village of Vicksburg to see if they would consider paying for these sign replacements.
3. The cost for Surf Internet is \$119.95 plus tax and fees for the phone line. Installation is free with a three-year contract. The current price is \$190 and Integrity confirmed that 500 mbps should be fine. The board agreed to move forward with this change and savings of approximately \$60 per month.
4. The board reviewed quotes for trash removal services. The current service through Republic is currently \$92.91 per month. Best Way provided a quote for \$40 plus fuel charges estimated to be \$35 per month. The board agreed to switch to Best Way as long as they agree to get the carts from the clubhouse as Republic does and put them back.
5. The board reviewed a quote from BrightView for playground mulch (\$1,771) and rubber mats (\$1,832). The board approved the mulch only and requested that this be added to the budget each year.
6. The board approved two metal benches to be installed by the bike rack at \$408 each. They approved RK Concrete to install a concrete base for each bike rack for a total of \$2,500.
7. The board reviewed the quote from Greg's Tree Service at \$3,975 and requested a map showing which trees this includes before they make a decision.
8. KV Pool is in contract for 2026
9. The pool license renewal for 2026 has been received

VI. Capital Improvement Plan:

1. The clubhouse roof was evaluated and it has a lifespan of 1-3 years. Five quotes were reviewed by the board for future planning.
2. In 2023 the board had OCBA Landscape Architects create a master landscape plan. Berkshire Hathaway is working to collect estimates for a long-range execution of that plan. The board reviewed an initial quote from Mulders that will be considered as the reserve plan is developed. For 2026 the board would like to see a \$10,000 investment towards landscaping around the clubhouse and at the corner of U Avenue and 22nd.
3. Integrity provided a quote for adding a camera to the playground area for \$1,430. The board asked that Lindsay ask Integrity if they can instead just adjust what the current camera covers.
4. The board reviewed three quotes for pavilion lights to be added. Kyle made a motion to approve the quote of \$1,454 from Hi-Tech Electric for two LED canopy lights, seconded by Sean and approved by the board unanimously. These quotes were based upon resident feedback and desire to have security lighting installed for the pavilion.
5. The board discussed the southeast retention pond grade issues at Harper Grove and Odell. An employee of Frederick's Construction looked at the area but didn't have any suggestions of resolution. Kyle suggested that Lindsay contact Mike Fredericks or Ryan Collins as they are aware of the issues.

VII. New Business:

1. A community wide garage sale will be the weekend of May 15-17.
2. The owner of 1541 Harper Grove Lane submitted a modification request to add a swing set to their yard – this was approved.
3. The board discussed possible annual meeting dates in November – Lindsay will check with all board members since several were not present.
4. The board discussed future board meeting dates and Lindsay will e-mail all board members since several were not present.

There being no further business to come before the board, the meeting was adjourned at 9:26 p.m.

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

Minutes DRAFT 3/23/26

Centennial Homeowners Association - 2026 Income Expenses (Projected in red)

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	\$ 9,111.03	\$ 17,299.71	\$ 49,875.00	\$ -	\$ -	\$ 49,875.00	\$ -	\$ -	\$ 49,875.00	\$ -	\$ 42,788.26	\$ 209,712.97	\$ 192,375.00	\$ 17,337.97
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	\$ 1,075.00	\$ 2,875.00	\$ 2,400.00	\$ 475.00
Late Fee Income	\$ 540.00	\$ 750.23	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890.23	\$ 1,890.23	\$ -	\$ 1,890.23
Buy-In-Fee Income	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00
TOTAL INCOME	\$ 26,086.46	\$ 11,756.00	\$ 11,911.03	\$ 17,499.71	\$ 50,075.00	\$ 200.00	\$ 200.00	\$ 50,075.00	\$ 200.00	\$ 200.00	\$ 50,075.00	\$ 200.00	\$ 49,753.49	\$ 218,478.20	\$ 194,775.00	\$ 23,703.20
Insurance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600.00	\$ 4,600.00	\$ -
Electricity Expense	\$ 316.70	\$ 1,064.21	\$ 278.40	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.33	\$ 758.37	\$ 1,659.31	\$ 8,484.32	\$ 9,100.00	\$ (615.68)
Natural Gas	\$ -	\$ 353.29	\$ 306.65	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.66	\$ 66.74	\$ 659.94	\$ 1,259.96	\$ 800.00	\$ 459.96
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	\$ 204.98	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 644.94	\$ 2,129.94	\$ 1,980.00	\$ 149.94
Trash Removal	\$ 90.47	\$ 91.21	\$ 91.21	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 272.89	\$ 1,127.89	\$ 1,140.00	\$ (12.11)
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	\$ 10,260.00	\$ 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	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650.00	\$ 950.00	\$ (300.00)
Bank Charges	\$ 18.52	\$ (9.02)	\$ -	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 7.50	\$ 9.50	\$ 77.00	\$ 90.00	\$ (13.00)
Fees & Permit	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ 5.00	\$ 25.00	\$ 20.00	\$ 5.00
Postage Expense	\$ 558.60	\$ 11.52	\$ 8.88	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.37	\$ 579.00	\$ 879.01	\$ 400.00	\$ 479.01
Common Area Maintenance	\$ 332.50	\$ -	\$ 260.88	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.66	\$ 416.74	\$ 593.38	\$ 4,343.40	\$ 5,000.00	\$ (656.60)
Common Area Improvements	\$ -	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ 2,250.00	\$ 3,000.00	\$ (750.00)
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	\$ -
Cleaning & Supplies	\$ 245.00	\$ 375.00	\$ 599.42	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.66	\$ 641.74	\$ 1,219.42	\$ 6,994.44	\$ 7,700.00	\$ (705.56)
Fire Protection	\$ -	\$ 139.00	\$ -	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ -	\$ -	\$ 139.00	\$ 1,539.00	\$ 1,400.00	\$ 139.00
Security	\$ -	\$ -	\$ -	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.37	\$ -	\$ 750.01	\$ 1,000.00	\$ (249.99)
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ -
Snow Removal	\$ 9,300.00	\$ 7,000.00	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400.00	\$ 3,400.00	\$ 18,700.00	\$ 25,500.00	\$ 17,000.00	\$ 8,500.00
Lawn Care	\$ 5,819.00	\$ -	\$ -	\$ 6,110.00	\$ 6,110.00	\$ 6,110.00	\$ 6,110.00	\$ 6,110.00	\$ 6,110.00	\$ 6,110.00	\$ -	\$ -	\$ 5,819.00	\$ 48,589.00	\$ 48,880.00	\$ (291.00)
Tree Trimming Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
Pond	\$ -	-	-	\$ 250.00	-	-	\$ 250.00	-	-	\$ 250.00	-	-	\$ -	\$ 750.00	\$ 1,000.00	\$ (250.00)
Irrigation	\$ -	\$ -	\$ -	\$ 1,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
Pool	\$ -	\$ 199.00	\$ -	\$ 3,450.00	\$ 3,450.00	\$ 3,450.00	\$ 3,450.00	\$ 3,450.00	\$ 3,450.00	\$ 3,450.00	\$ -	\$ -	\$ 199.00	\$ 24,349.00	\$ 24,150.00	\$ 199.00
Web Page Expense	\$ 59.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59.88	\$ 59.88	\$ 300.00	\$ (240.12)
Total Exp. before Reserve	\$ 20,292.81	\$ 13,246.23	\$ 7,570.42	\$ 20,128.72	\$ 15,497.47	\$ 21,097.47	\$ 17,428.72	\$ 15,497.47	\$ 16,017.47	\$ 19,478.72	\$ 13,587.47	\$ 9,837.83	\$ 41,109.46	\$ 189,680.80	\$ 184,775.00	\$ 4,905.80
Reserve Expenditure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Exp. Incl. reserve	\$ 20,292.81	\$ 13,246.23	\$ 7,570.42	\$ 20,128.72	\$ 15,497.47	\$ 21,097.47	\$ 17,428.72	\$ 15,497.47	\$ 16,017.47	\$ 19,478.72	\$ 13,587.47	\$ 9,837.83	\$ 41,109.46	\$ 189,680.80		
Transfer from reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Transfer to reserve	\$ 1,623.16	\$ 1,623.16	\$ 675.36	\$ 1,623.16	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.86	\$ 3,921.68	\$ 10,000.00	\$ 10,000.00	
Transfer BIF to reserve	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00		
Checking Acct. Balance	\$ 23,352.35	\$ 19,238.96	\$ 20,904.21	\$ 16,652.04	\$ 50,672.67	\$ 29,218.30	\$ 11,432.68	\$ 45,453.31	\$ 29,078.94	\$ 9,243.32	\$ 45,173.95	\$ 34,979.26				
Reserve Fund	\$ 11,757.73															
Regular reserve contrib.	\$ 1,623.16	\$ 1,623.16	\$ 675.36	\$ 1,623.16	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.90	\$ 556.86	\$ 3,921.68	\$ 10,000.00	\$ 10,000.00	
Buy-in-Fee to Reserve	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00		
Reimb. From BVW	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00			
Interest	\$ 12.45	\$ 64.76	\$ 109.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187.19	\$ 187.19		
Reserve Account Balance	\$ 14,393.34	\$ 117,081.26	\$ 119,866.60	\$ 121,489.76	\$ 122,046.66	\$ 122,603.56	\$ 123,160.46	\$ 123,717.36	\$ 124,274.26	\$ 124,831.16	\$ 125,388.06	\$ 125,944.92				
Delinquent Owners	\$ 17,299.71	Notices sent														