

Meeting Minutes – Centennial Place 2025 Annual HOA Meeting

Date: September 26, 2025

Time: 6:32 PM – 6:17 PM

Watch recording:

https://us06web.zoom.us/rec/share/0bvVI3vGBdYtFdF3X1KNpMCXP4e_FNPpxpiZPU60T-3ry_iV6xMy9hj63wS4tnn.Uvbx3uAvEJfA0c0A?startTime=1758666719000

Passcode: fPf6BxJ^

Attendees

- Property Management Group- Dawn Kelly, Alyssa Kelly
- Board Members: Sandra Davis, Phyllis Powell, Nishi Dickerson

Call to Order

- Meeting called to order at 6:32pm.
- Quorum established with board members present.

Board Member Introductions and Nominations

- Board members Sandra Davis and Phyllis Powell re-nominated.
- Marcus Hall and Robert Welch (write-in) also nominated.
- Nishi Dickerson expressed interest after clarification of term length (one year).
- Voting instructions provided for those on the call and via chat.

2026 Budget Review

- 2024 ended slightly over budget due to brick wall repairs, easement cleanup, insurance, and water bills.
- 2025 year-to-date: \$71,000 income, \$17,000 from fines/violations, \$27,000 positive balance.
- CD earning \$70/month interest, reserved for brick wall repairs.
- Increased postage/processing due to more violation notices.
- Landscape contract increased for additional cleanup.
- Insurance and water budgets increased to reflect rising costs.

Fall Festival Planning

- Scheduled for October 25, 4–7 PM.
- Activities: Two bounce houses, catering (hot dogs, hamburgers, chips), bagged candy, corn hole game with prizes.
- Volunteers needed for setup and candy bagging; several residents and board members volunteered.
- Flyer and reminders to be sent out.

Community Updates & Code Compliance

- Updates on property sales and efforts to change bylaws (need two-thirds vote).
- Discussion of ongoing code compliance issues: overgrown yards, junk in yards, blocked sidewalks, non-running vehicles.
- Residents encouraged to report violations to code compliance, health department, or HOA.
- Bulk trash pickup issues discussed; information to be included in newsletter and on website.
- Residents advised to use trash bins every pickup to maintain two-day service

Election Results

- Board members for the coming year: Sandra Davis, Phyllis Powell, Marcus Hall, Robert Welch, Leron Warren.
- Board expanded to five members.
- New board members asked to provide preferred email addresses for communication.

Resident Q&A

- Questions about code compliance, trash pickup, and community events addressed.
- Suggestions for newsletter content and future events (block party at end of school year).

Adjournment

- Motion to adjourn approved at 6:17pm.