



CENTENNIAL COUNCIL OF NEIGHBORHOODS

www.cencon.net

February 27, 2023, 6:45pm

Minutes

1. **Call to order:** President Gerry Cummins called the meeting to order at 6:45pm.
 - Attendance (A quorum was present. We had a banner number of Members attend:

Arapahoe Highlands	Chapparral	Cherry Knolls
Fairways at S.Suburban	FoxRidge	Greenwood South
Heritage Greens	Heritage Place	The Knolls
Mill Creek	Mira Vista	Nob Hill/Ridgeview Hills South
Orchard Valley	Palos Verdes	Smoky Hill (2)
Southglenn	Tiffany	Village @ Centennial
Village Co-op of Centennial	Walnut Hills	Willow Creek 2
 - Guests: 18th Judicial Dist. (2), Arapahoe County Sheriff's Office, Arapahoe Library Dist., Centennial City Council, Centennial Staff, 1 Guest
 - **Highlighted areas below are good information for neighborhood newsletters.**
2. **CenCON Business**
 - A. President's Report, Gerry Cummins
 - **Cummins received an email from CAI on legislative bills. The excerpts of the bills are at the end of these minutes.**
 - B. Secretary, Andrea Suhaka
 - There was an error in the minutes. Rosser told us that it wasn't she who wanted restaurant ratings. A motion was made, seconded, and passed unanimously to approve the minutes as amended. Stone/Rosser
 - C. Treasurer, Jill Meakins
 - There was no action on our bank account this past month. We're holding steady at \$2412.28, no deposits, no expenses.
3. **Special District Presentations**
 - A. [18th Judicial District, Jamie Sorrells](#), Director of Consumer Fraud
 - There is a Citizens' Academy running now and the next one will be in Sept. or Oct.
 - Human Trafficking is coming back to CenCON in March for more indepth information.
 - IRS frauds: they don't call, text, or email you. Don't fall for it.
 - Our monthly newsletter is coming out this week. Check our website to sign up for it.
 - B. [Arapahoe County Sheriff's Office \(ACSO\)](#), Capt. Ken McKlem, Special Operations
 - Comstat never worked well. A weekly group gets together on Part 1 crimes: homicide, burglary.
 - In Centennial the worst crime is auto theft. They're crimes of opportunity, especially, don't leave your gun in the car.
 - Kias & Hyundais are the top steals. The Club steering wheel lock still foils thefts.
 - Question: What about catalytic converters? McKlem: They go to car dealerships on the weekends and go in and take them.
 - We'll have a Coffee with Cop this week at Peets in SouthGlenn.

- Our Citizens' Academy starts in April; you can find it on the website for specifics. It's on Tues & Thurs, 6-10pm, for 4 weeks and 2 Sat.
- The ACSO's Annual Open House will be held 3 June instead of the usual Aug. It's too hot in Aug. It'll be at the ACSO HQ.
- Another question was asked. Can the Sheriff just deputise someone? McKlem: No, real life isn't like the wild west, that person must be post certified.
- What's happening with street racing? McKlem: The hardest part is catching them. Street racing is a 12 point ticket, but the cops can't chase them.

C. [South Suburban Parks & Rec. District](#) (SSPRD), Becky Grubb was not present.

- Cummins noted that there will be an SSPRD Board election in May.

D. [Arapahoe Library District](#), Nicole Wilhelm manages Castlewood, Southglenn, and Sheridan

- ***Apply for the Arapahoe Libraries Board of Trustees***

- 3/1, we'll start accepting applications for one open position.
- You must have a sincere commitment to provide the best possible library service to residents.
- The board meets on the 3rd Tues. of every month at 5:30pm at various libraries.
- Applicants must live in the library district & submit an [online application](#) by 3/26 at 4pm. For more info: visit the website or call 303-542-7279.

- ***Cultivate Connections: One Conversation at a Time with Debra Fine***

- The fine art of small talk, 3/9 (too late)

- ***Unconventional Women of the West presented by Legendary Ladies of Colorado***

- 3/17, 2pm at [Smoky Hill Lib.](#) and 3/29, 2pm at [Koelbel Lib.](#)
- Hear the stories of women who've made significant contributions to the lore of the West.
- Co-sponsored by the City of Centennial

- ***History of Simon & Garfunkel***

- On 4/6, at 6pm, learn more about this duo via Zoom. Program on Simon & Garfunkel, Zoom.
- Using audio and visual content we will trace the arc of Simon & Garfunkel's career from their surprise teenybopper hit "Hey Schoolgirl," to the folk-rock classic "The Sound of Silence," to the ever popular "Mrs. Robinson," to the majesty of "Bridge Over Troubled Water."

- Comment: Rosser wanted to give a shout out on home book delivery. She has a home-bound friend that uses the service and loves it.

- Meakins asked about the fentanyl issue. Wilhelm: We haven't tested. We're following Health Dept. Guidelines.

E. [City of Centennial](#), Robin Carnes, Dist 1

- We will have Council elections this year.
- Council was on a retreat with staff Feb. 24-26. We did Envisioning 2040 and how to be a leader in our area.
- [Housing](#) is the topic of our state. Please, see the website to view the 4 strategies Council will be discussing to build our tool chest.
- Centennial has formed a partnership with the YMCA, offering programming for seniors & youth. They've rented space at Southglenn for \$1/yr. The space is across from Sears and should open in late March. On City website/[Survey](#)

4. **Contractor Fraud, Economic Crimes Unit – 18th Judicial District Attorney's Office**

- Steve Fauver, Senior Deputy District Attorney, Dir. of Consumer Crime Unit
- Jamie Sorrells, Director of Consumer Fraud

- Contractor Theft
 - Senior Deputy DA Steve Fauver & Jamie Sorrells, Director of Consumer Fraud Protection with our Economic Crime Unit discussed Homeowner Contractor Theft with CenCON. Presentation included an overview of contractor theft, common complaints against contractors, concerns that may increase a risk of theft, how to determine if someone might be the victim of a crime, and homeowner due diligence on how to minimize risks around contractor theft. To request a presentation on consumer protection, please [contact us](#).
 - **Fraud alert sheet is found here: [Homeowner Fraud Alert](#)**
5. **Centennial Building Dept. – Fraud protection, [Joseph Montoya](#), Chief Building Official**
- Contractors must be licensed & insured, these are a proof of competency. (They can have a license through another city but must check in with Centennial Building Dept.).
 - **Top 10 rules for hiring a contractor:**
 - Take your time.
 - Get up to 3 bids.
 - Hire a licensed contractor that's willing to obtain the permit (If you get a homeowner's permit, you must have the knowledge to do the work.)
 - Check the contractors' insurance & bonding. Some trades only have national licenses
 - Get references, 2-3 previous customers, ask for pictures.
 - Get **everything** in writing, construction documents/blueprints. A submitted plan is a legal document: to scale & kinds of materials & specifications, detailed scope of work
 - Keep a job file to include: all emails and texts, documents.
 - Understand your right to cancel.
 - Do not pay up front! Gauge your payments with permit approvals.
 - Anticipate delays, allow time for communication.
 - Permits: Must have, especially if it's concealed (behind a wall), they're based on the valuation of the work. If a Stop Work Order is issued, there's a double permit fee to continue.
 - Don't be afraid to ask questions!
 - If you don't pull a permit, it's your risk.
 - Question: Can you call & ask if a person is licensed? Montoya: Yes, we can tell you that but not how reputable he is.
6. **Plans, Rhonda Livingston, Vice President**
- None at this time. Any plans received prior to the meeting will be presented at the meeting.
 - ***Rhonda can email site plan details to anyone that requests them. Her email address is we4liv@aol.com***
7. Adjourn: Cummins adjourned the meeting at 9pm

Minutes respectfully submitted by Andrea Suhaka.

Next Meeting: 27 March

The 2023 Colorado Legislative Session convened on January 9, 2023, and since then, the legislature has been busy. In the first two weeks, over 200 bills were introduced, with another 50+ following in the next couple of days of the session. Take into account that in past sessions, there are usually about 600 bills, and the legislators are really bringing their issues to this session.

Relating to community associations, CLAC is currently tracking the following bills:

[HB 23-1068 \(Pet Animal Ownership in Housing\)](#) was introduced in the House on 19 Jan. This bill, sponsored by Rep. Valdez, will be heard on **Wed., 22 Feb.**, in the Housing & Local Government committee meeting at 1:30 pm. This bill would prohibit restrictions on dog breeds for obtaining homeowner's insurance and prohibit security deposits and/or rent for pet animals, among other restrictions.

[HB 23-1105 \(Homeowners' Association and Metropolitan District Homeowners' Rights Task Forces\)](#) was introduced in the House on 23 Jan.. This bill, sponsored by Representatives Parenti & Titone, will be heard on **Thurs., 16 Feb.** in the Business Affairs & Labor committee meeting at 1:30 pm. This bill concerns the creation of task forces to examine certain homeowners' rights, and would create the HOA homeowners' rights task force and the metropolitan district homeowners' rights task force. As drafted, the director of the state's housing division would serve as the chair of both task forces. The HOA task force would study issues confronting HOA homeowners' rights, including HOA fining authority and practices, foreclosure practices, and communications with homeowners.

[HB 23-1127 \(Customer's Right to Use Energy\)](#) was introduced in the House on January 30, 2023. This bill, sponsored by Representatives Winter (Ty), Hartsook, and Weinberg (with Senate Sponsor Baisley), was heard on Thurs., 9 Feb. in the Energy & Environment committee meeting at 1:30 pm and was **postponed indefinitely**, meaning the bill is **effectively killed**. This bill, as written, would have prohibited a community association from limiting or prohibiting the use of natural gas, propane, solar photovoltaics, micro wind turbines, or micro hydroelectricity for generating electricity, cooking, heating water, or heating or cooling spaces in residences, units, or businesses.

[HB 23-1131 \(Majority of Unit Owners Required for Home Owners' Association Budgets\)](#) was introduced in the House on 30 Jan. This bill, sponsored by Representative Weinberg, will be heard on **Tues., 14 Feb.**, in the Transportation, Housing & Local Government committee meeting at 1:30 pm. As drafted, this bill would require a majority of unit owners to be present at a meeting in order for the Board to approve a proposed budget and authorizing a majority of unit owners present at the meeting to veto a proposed budget that is approved at such meeting. Under this bill, a community association would find it difficult, perhaps impossible, to transact business by adopting a budget. To require a majority of unit owners be present at a meeting in order for the Board to approve a proposed budget would be an incredibly high bar to meet. Without a proper budget and the ability to therefore transact business, communities will suffer from greater financial distress (already exacerbated by the impacts of HB22-1137), will have further deferred maintenance concerns, as well as adequate reserve funding. **POSPONED INDEFINITELY**