

Canterbury Homeowners Association  
Board of Directors Meeting Minutes  
**February 10, 2020 @ Clubhouse**

Meeting called to order by John Huntsman, President at 5:02 pm.

**Attendance:** Amanda Cervantes, Vice President; Pat Halverson, Secretary; Ron Barker, Maintenance, Linnea Mellinger with Z&R Property Mgmt. was in attendance. Absent: Christa Herring Treasurer.

**Homeowners in attendance:** Bev Huntsman. Keith D. and Rick C.

**Homeowner Forum:** No concerns.

**Hearing:**

**ACC Requests:** None.

**COMMITTEES:** We still need a backup for Carol Flynn on the club house reservations. If someone can help that would be greatly appreciated, for now John will assist when needed until another homeowner volunteers.

**Meeting Minutes:** January minutes were approved prior to the meeting. Minutes are distributed and also posted on the Web site: [www.canterburycs.com](http://www.canterburycs.com).

**Financial Report/January**

**Total Assets: \$93,608 (Cash Operating balance PLUS Reserves Balance PLUS Accounts Receivable)**

Accounts Receivable --\$447

Cash Operating balance --\$10,318

Reserves balance --\$82,842

Expense Comparison Statement: Total operating expenses-\$12,449.

Year-to-Date Expenses: \$12,499: \$1,936 -under budget

**Comments / Questions:** Linnea informed the Board that the Insurance was updated rather than showing in Reserves it is in the insurance operating line. Halverson/Cervantes (4/0). There is no legal at this time.

**Check Register: January 2020**

Check #	Check Date	Vendor #	Vendor Name	Trx #	Invoice #	Invoice Date	Invoice Amount	Check Amount
Total								6536.92
671	01/13/2020	252186	Pinnacol Assurance	11234	19844477	12/26/2019	329	329
672	01/16/2020	252152	Z&R Property Management	11244	Mgmt, Admin,DORA JAN 20	01/02/2020	983.8	983.8
673	01/16/2020	252159	City of Colorado Springs - Stormwater	11245	48004292 JAN 20	12/31/2019	66.9	66.9
674	01/16/2020	252175	Waste Management of Colorado Springs	11246	6462632-2528-6	01/02/2020	364.79	364.79
675	01/16/2020	252176	Ace Print Inc	11247	17416	12/31/2019	9.74	9.74
676	01/16/2020	253100	Green Thumb Maintenance	11248	3095	01/09/2020	2188.75	2188.75
677	01/30/2020	252159	City of Colorado Springs - Stormwater	11271	JAN 31 2020	01/28/2020	66.9	66.9
678	01/30/2020	252163	Tall Timbers Tree & Shrub Service, Inc.	11272	48155	01/17/2020	985	985
679	01/30/2020	252189	Colorado Springs Utilities	11273	12/18/19 - 1/21/20	01/22/2020	317.04	317.04
680	01/30/2020	255638	Tae W. Moon	11274	01212020-B	01/21/2020	1225	1225

**FYI:**

1. Please remember that the monthly assessment is \$325
2. Welcome Cody Grant- Guerra
3. Thanks Rick for volunteering to help with pool maintenance and the maintenance committee.
4. There have been dog feces left in the common area. If you own a dog, please be sure to clean up after them and have them on a leash.

**President:**

**Vice President:**

**Maintenance Report:**

1. Tall Timbers removed 8 Aspen and 1 Spruce and trimmed other trees. Some stumps have been removed but waiting for them to return and complete the project.
2. Siding concerns at 4811 along entry and 4803 in the back.

**Management Report:**

1. Review of dead plants was discussed. Pots that are out are approved.
2. Linnea suggested that a second operating account be noted on the Balance sheet for painting. Association should try and put money aside each month.

**Old/New Business:**

1. Terminix has reviewed areas that need to be repaired and have started a claim within their company. Owner would like work to be done in the spring. Ask Terminix about treating stump.
2. Cluster and Individual mailboxes were reviewed and will not do anything for now.
3. 4974 Chimney repairs will hold until painting is done.
4. 5020 Stucco repairs will hold until painting is done.
5. Timber wall replacement and other timbers. Total cost for work is \$1475. approved
6. Install rocks along N. Carefree, behind 4803. 4859(northside) and center median 5036 under the tree and going to the mailbox area is bare. Green Thumb will give an estimate.
7. Review roads for any need to crack fill.

**Adjournment:** A motion was made to adjourn. Cervantes/Barker (4/0). Meeting adjourned at 6:02 pm. Next meeting is scheduled for March 9, 2020 at 5:00 PM.

Meeting minutes by Linnea Mellinger at the direction of the HOA Secretary:



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Linnea Mellinger

Date: February 18, 2020