

Canterbury Homeowners Association
Board of Directors Meeting Minutes
July 8, 2019 @ Clubhouse

Meeting called to order by John Huntsman, President at 5:00 pm.

Attendance: John Huntsman, President; Ken Lustig, Treasurer; Pat Halverson, Secretary and Ron Barker, Maintenance. Linnea Mellinger with Z&R Property Mgmt. was in attendance. Absent: Amanda Cervantes, Vice President;

Homeowners in attendance: Beverly Huntsman.

Homeowners Forum:

ACC Requests: 4926 flag holder on the garage. 5024 Central AC.

Meeting Minutes: June minutes were approved prior to the meeting. Minutes will be distributed and will also be posted on the Web site: www.canterburycs.com.

Financial Report/May

Total Assets: \$89,740 (Cash Operating balance PLUS Reserves Balance PLUS Accounts Receivable)

Accounts Receivable --\$2793

Cash Operating balance --\$9,251.57

Reserves balance -\$77,696

Expense Comparison Statement: Total operating expenses-\$17,500

Year-to-Date Expenses: \$71,098-under budget

Comments / Questions: Legal has been reviewed and will continue to monitor accounts. Approved (Halverson/Barker 4/0)

Check Register: June 2019

Check #	Check Date	Vendor #	Vendor Name	Trx #	Invoice #	Invoice Date	Invoice Amount	Check Amount
Total								12672.78
595	06/15/2019	252152	Z&R Property Management	10614	0519A	06/12/2019	937.16	937.16
596	06/15/2019	252168	Brent Sikora	10615	JUNE 2019	06/11/2019	32.44	32.44
597	06/15/2019	252175	Waste Mgmt.	10616	6379181-2528-6	06/03/2019	366.74	366.74
598	06/15/2019	252176	Ace Print Inc	10617	17124	05/31/2019	57.68	57.68
599	06/15/2019	252183	Altitude Community Law	10618	8576 JUNE 2019	06/10/2019	665	665
600	06/15/2019	252260	Hot Tub Heaven, Inc.	10619	12962	06/06/2019	815	815
601	06/15/2019	253100	Green Thumb Landscaping	10620	2182	06/06/2019	2528.95	2528.95
602	06/30/2019	252153	SavATree	10647	6665000	05/31/2019	4068.75	4068.75
603	06/30/2019	252189	Colorado Springs Utilities	10648	5/19/19 - 6/18/19	06/19/2019	3078.36	3078.36
604	06/30/2019	252159	City of Colorado Springs - Stormwater	10649	48004292 JUN	06/28/2019	122.7	122.7

FYI:

1. Reports of mail stolen from mailboxes and rocks thrown onto the roofs in the front row. Please watch for unusual traffic and behavior within the community. If you hear or see suspicious activity contact the police.
2. Posted pool rules include NO PETS inside the pool fenced area. Guests and minors must be accompanied by residents at all times. Pool users must remove all trash, there is no trash collection at the pool or clubhouse. NO EXCEPTIONS!!
3. If you have a project that requires parking your vehicles in the driveway for extended periods of time, contact Linnea at Z&R Property Management for board approval of a variance.

4. A large trash container was donated to the clubhouse for use during parties.; however, it is the homeowner's responsibility to remove all trash. The container will be stored in the clubhouse due to no trash service pick up at the clubhouse.

President's Report:

1. Consider increasing your loss assessment insurance, several have increased to \$50k for an **annual premium of \$20.**
2. Steamer for cleaning the floors in the clubhouse does not work. Motion to replace with a Swiffer Wet Jet. (Halverson/Ken 4/0)
3. Odd substance behind Carol's home. Bleach appears to have taken care of it but will monitor. Could be from all the rain causing a growth that is bright yellow, looks like foam but is not. Those with crawlspaces may want to evaluate their crawlspace.

Vice President: Absent

Secretary Report

- .1. Parking permits for guest parking for owners. Linnea will work on getting laminated addresses.

Maintenance Report:

1. Yellow Jacket traps from storage are missing.
2. 4803 drainage hose works well.
3. Battling the weeds. Linnea will email Jason at Green Thumb.
4. Ron will see about transplanting a pine tree.
5. Green Thumb needs to do bushes along 5048 as well. Linnea will ask Green Thumb to put this on their regular summer to do trim.
6. Tree behind 5048 need branches trimmed up. Brent will help Ron with this.
7. Sprinklers not working at 5036.
8. 4980 vine has been removed.

Management Report:

1. Insurance- CB Insurance representative was at meeting to review the policy and answer questions. Concern with the one carrier with good rate is that there are some units and the clubhouse with Pacific electric panels. After review and discussion, it was decided to bind with MiddleOak.

Old/New Business:

1. Terminix went through on June 14th. Did not stop but was in the community. Was this their inspection? Or will inspection be scheduled. Linnea will find out.
2. Pool Bid was discussed. The contractor would like to do in the fall. Board approved bid of \$6500 and if doable will have them schedule for the fall to do the work.
3. Budget for 2020 was discussed. Linnea will make minor changes to water and trash.

Adjournment: A motion was made to adjourn. Lustig/Barker (4/0). Meeting adjourned at 7:05 pm. Next meeting is scheduled for August 12, 2019 at 5:00 PM.

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



Linnea Mellinger

Date: July 17, 2019