

Canterbury Homeowners Association
Board of Directors Meeting Minutes
July 13, 2020 @ Clubhouse

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

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

Homeowners in attendance: Bev Huntsman; Sharon Pierpont.

Homeowner Forum: Sharon asked about the pool. It was explained due to insurance not covering covid and the attorney stating that while a waiver could be signed, it could easily be contested and not be valid. The risk is too great for the Association. Sharon asked about her fence and it was decided it could be painted the Canterbury brown either during next year's paint cycle or by volunteers, Ron Barker and Pat offered.

Hearing: None.

ACC Requests: None

Meeting Minutes: June minutes were approved prior to the meeting. Minutes are distributed through email, handout and also posted on the Web site: www.canterburycs.com. No minutes for the months of April, May due to no meetings.

Financial Report/June

Total Assets: \$124,756 (Cash Operating balance PLUS Reserves Balance PLUS Accounts Receivable)

Accounts Receivable --\$2419

Cash Operating balance --\$7,772

Reserves balance --\$112,564

Expense Comparison Statement: Total operating expenses-\$11,511.

Year-to-Date Expenses: \$77,192

Comments / Questions: Aged receivables was discussed. Owners in arrears have paid in full in July.

Approved: (Halverson/Barker 3/0)

Check Register: June 2020

Check #	Check Date	Vendor #	Vendor Name	Trx #	Invoice #	Invoice Date	Invoice Amount	Check Amount
Total								5752
711	06/09/2020	252159	City of Colorado Springs - Stormwater	11635	48004292 JUN 20	05/31/2020	66.9	66.9
712	06/10/2020	252152	Z&R Property Management	11641	0620M	06/09/2020	995.28	995.28
713	06/12/2020	252194	CM Robinson Contracting, Inc.	11649	17293-A	06/12/2020	49.5	49.5
714	06/16/2020	252163	Tall Timbers Tree & Shrub Service, Inc.	11655	49760	06/01/2020	250	250
715	06/16/2020	252175	Waste Management of Colorado Springs	11656	6533003-2528-5	06/01/2020	386.03	386.03
716	06/16/2020	252194	CM Robinson Contracting, Inc.	11657	17647	06/12/2020	355	355
717	06/16/2020	253100	Green Thumb Maintenance Inc,	11658	3465	06/08/2020	1524.8	1524.8
718	06/29/2020	252189	Colorado Springs Utilities	11673	5/19/20 - 6/18/20	06/19/2020	1834.5	1834.5
719	06/29/2020	252193	All Year Gutters LLC	11674	2986	06/24/2020	290	290

FYI:

- Welcome new owner at 4926, William Davis.
- If you can help with reviewing lights and replacing lights please email Linnea@zandrmgmt.com.

President:

- Parking in East lot appears to be resolved. Thank you for parking in your garage first.
- Green Thumb was approved for the rock work but has not received a date. Linnea will check to see the date of when work will start.

Vice President: Absent

Maintenance Report:

1. Mailbox posts at 5008 and 4934 have been replaced.
2. Need new mailbox posts at 4960, 4964 and 4968. Cm Robinson will replace.
3. 4984 tree is nearly dead. Also, trees in the pool area, Russian Olive and other trees with dead branches. Tall Timbers will be asked to give a bid for removal and trimming out dead.
4. Vine behind 5004 has been treated to kill it off.
5. Photocell at 4918 was replaced.
6. Green Thumb is working on getting leaks and buried heads fixed.
7. Drain was replaced at 5036. Gutter work at 5004 completed.
8. Fire Extinguishers may need to be recharged in August, Linnea will call Fire Flow to confirm. The key for the fire extinguisher box in the alcove is in the storage room on a nail.

Management Report:

1. Insurance renewal was reviewed and approved. Insurance Premium and Umbrella is \$21,087.
2. Budget was reviewed with Insurance staying low and anticipating steady increases upping the insurance to \$27,000. No other significant changes were made to the operating budget. Budget was unanimously approved. (Barker/Halverson 3/0).
3. Paint bids were reviewed. Total cost for Executive Coatings and Contracting was \$135,250. The company said that they could give a 20% discount if all was done at one time. Decarlo gave a bid that gave the same price as 2014, no increase, total cost \$54,500. There were some items noted that were not in the bid or did not need to be in the bid. Linnea will ask for corrections. Wright painting said that they would provide a bid but had not. Painting Contractor, Manuel Duran, is not able to do the job since he does not have a big enough crew. Linnea will ask for Wright painting to provide a bid.

Old/New Business:

1. Garden plots and payments for water. Linnea asked for confirmation on who has plots. For 2021 she will ask Bookkeeping to have a line item in for the Garden Plot Water fee and owners should do a separate check for the fee or at least put in a memo that \$10 is for the water fee for their garden plot, or \$20 if an owner has 2.
2. Linnea provided some information from Altitude Law about meetings and Association recourse on assessments.
3. Annual meeting was discussed. Talked about an earlier time. Agreed September 14th will be time to have a meeting and to have it outside. Encourage owners to vote by proxy to reduce the number of owners in attendance. Change the information going out to give an outline of past things that the Board has worked on. The August meeting will focus on preparing for the Annual meeting.
4. Late fees will be reinstated.

Adjournment: A motion was made to adjourn. (3/0). Meeting adjourned at 6:14 pm. Next meeting is scheduled for August 10, 2020 at 5:00 PM.

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

Linnea Mellinger

Date: July 13, 2020