

Canterbury Homeowners Association
Board of Directors Meeting Minutes
October 14, 2019 @ Clubhouse

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

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

Homeowners in attendance: Bev Huntsman, Randy and Debbie Kunkel, Patti Weis, Mary Ellen Stiffler and Christa Herring.

Board Appointment: Christa Herring volunteered to be on the Board. The Board made a motion to appoint Christa to the Board and her position as Treasurer. (3/0 Halverson/Cervantes)
Christa will get a gmail account so that she can review minutes and edit.
Signature card will be requested for Christa.

Homeowner Forum: Patti stated that termites are still active and would like them to review risers down in basement. Linnea stated Terminix will call her tomorrow with more information once the manager, Tony, has talked with those that have been out. All agree a more aggressive treatment needs to begin. Linnea said she will be there as well when they are out.

Ron Barker is on vacation asked that his statement regarding proxy system failed at the annual. Ask that the proxy be changed to give instructions to the appointed person voting for them for clarification.

John spoke as a homeowner; this has been a long time coming but as President and Board member I have always felt it was inappropriate to put my wants and needs before others. No longer. As a paid up homeowner, I'm requesting rocks in the dead grass area and removal of the rotten railroad ties under the bushes in front of the deck and replace my driveway. I'm just as entitled as everybody else to have my unit and common area repaired.

ACC Requests: 4984 Decorative grass near light pole. *Approved.*

Discussion with regards to changes to landscaping changes in the community. John mentioned that it has been past practice to have things like this reviewed by the Beautification committee as well as ACC committee. It was agreed to keep doing this.

Committee Reports: Amanda was able to call residents who helped last year and with those volunteering there are enough for each committee for the Board to approve. Motion to approve, approved unanimously.

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

Annual Minutes: Were briefly reviewed, rather than make changes at meeting Linnea will post for review and edits with the October minutes.

Financial Report/September

Total Assets: \$67,362 (Cash Operating balance PLUS Reserves Balance PLUS Accounts Receivable)

Accounts Receivable --\$4,031

Cash Operating balance --\$5,254

Reserves balance --\$58,077

Expense Comparison Statement: Total operating expenses-\$10,514

Year-to-Date Expenses: \$111,610-under budget \$1970

Comments / Questions: 2020 Budget new Assessment will be \$320 a month.

Legal has been reviewed and will continue to monitor accounts. Approved (Halverson/ Cervantes 4/0)

Check Register: September 2019

Check #	Check Date	Vendor #	Vendor Name	Trx #	Invoice #	Invoice Date	Invoice Amount	Check Amount
Total								21152.77
630	09/09/2019	252177	Travelers	10880	5102L6229 SEP 19	08/30/2019	384	384

631	09/16/2019	252152	Z&R Property Management	10897	0819A	09/09/2019	1066.45	1066.45
58.8	09/16/2019	252159	City of Colorado Springs - Stormwater	10898	48004292 SEP 19	09/01/2019	58.8	58.8
633	09/16/2019	252175	Waste Management	10899	6408244-2528-7	09/03/2019	363.96	363.96
634	09/16/2019	252176	Ace Print Inc	10900	17233	08/30/2019	103.08	103.08
635	09/16/2019	252180	Pat Halverson	10901	Sep-19	07/19/2019	44.76	44.76
636	09/16/2019	252183	Altitude Community Law	10902	8576	09/13/2019	156.85	156.85
637	09/16/2019	252255	Fire Flow Inc.	10903	196827-A4-3	08/27/2019	320	320
638	09/16/2019	253100	Green Thumb	10904	2514	09/05/2019	925	925
639	09/16/2019	255638	Tae W. Moon	10905	09042019-B	09/04/2019	3223	3223
640	09/17/2019	252156	C&H Asphalt Maintenance LLC	10915	102	09/17/2019	1800	1800
641	09/30/2019	252189	Colorado Springs Utilities	10923	8/18/19-9/17/19	09/24/2019	2675.41	2675.41
642	09/30/2019	252194	CM Robinson Contracting, Inc.	10924	16946	09/16/2019	210	210
643	09/30/2019	252224	Waugh & Goodwin, LLP	10925	171577	09/27/2019	1800	1800
644	09/30/2019	252260	Hot Tub Heaven, Inc.	10926	13168	09/18/2019	1203.93	1203.93
645	09/30/2019	252172	American Printing & Copying, Inc.	10933	29619	08/28/2019	17.53	17.53
646	09/30/2019	253150	C & D Painting Co.	10934	8047	09/29/2019	6800	6800

FYI:

- 1. Termites- please check through your home for any signs of termites. We have had one home that has signs of termites.**
- 2. Growing season is over. Time to put your hoses away and clean up your flower pots and gardens of all dead plants.**

President: This is from your President and does not represent the views of the board. With the lack of no shows or your proxies at the annual meeting indicates to me most of you that live here do not support your board or community. All the hard work they have done for you this past year and not having volunteers to work on committees a lot of free work you have experienced in the past will most likely have to be contracted out therefore it will require higher dues/assessments to keep this beautiful community we have all come to love. It's very hard for your voluntary board, not paid, to keep our enthusiasm when you show a lack of support. I have considered tendering my resignation but with no body wanting to help. I see I must stay on the board to keep my investment up the best I can. We are not a perfect board and we do make mistakes, but I guess that's just part of being human.

Welcome new board member Christa and returning members and thanks to those of you that did volunteer and your support. My hope is that we can accomplish as much as last year's board. I considered a big success and for those of you that live here and have never helped with anything but are able that is your choice but the volunteers we have are getting tired of carrying the load. You can expect it will cost you more to live here as we will be contracting services that have been done all of these years for nothing.

Vice President: Suggested getting snow buckets out and letting owners know where they are located for use. Homes that have snow melt buckets are located at: 5060, 4859, 4827, 4942. Anyone can use these for their driveways or sidewalks ...unless it is new concrete, less than a year old and then we ask that ice melt not be used.

Email address on directory is not correct. Pat will take care of it.

Maintenance Report:

1. Pool painting completed 9/24/19. Ready for filling in the spring. Hot Tub Heaven will be in to finalize winterizing the pool and covering it.
2. 4918/4826 Concrete work finally completed. C&H is not to do work in here again.
3. The one deck to be finished for 2020, is unit 5008. Complete the steps and railings. We have saved wood from the upper deck for the stairs, to save on expenses.

Management Report:

1. Green Thumb bid for the new year landscape contract was reviewed. There will be additional bush trimming added to their services. Approved. (Halverson/Herrin 4/0)
2. Green Thumb bid for various railroad tie removal and replacement: Total of \$1475. Will ask Green Thumb if price can hold until the spring.
3. Requested Tree bids from Sav-A-Tree and Tall Timbers. Tall Timbers provided one. Have not received one from Sav-A-Tree. Board approved (Cervantes/Halverson 4/0)
4. Terminix was asked to review Faye Seller's home for termites after review of the crawlspace it was noted that there is no activity. Also reviewed unit next to 5028 and reviewed all interior from bottom to top, all is clean and no signs of any termite activity. Terminix is aware of activity at Patti's and it has been asked that they do more extreme treatment.

Old/New Business:

1. Pool is scheduled to be repainted once the pool is drained. Sam, from Hot Tub Heaven, came in at the beginning of the meeting to discuss that the pool will need to be finalized with winterizing once it is painted and then will fill with water as needed.
2. State Law regarding approval process of the new budget. The Canterbury governing documents state that the Board approves the budget. CCIOA states that the majority of all owners have to contest the budget for it to not pass. Majority of owners is 21. The vote for the budget was 18 no and 4 yes.
3. Clubhouse usage: New insurance company is requesting owners who use the clubhouse and have alcohol provide to the Association proof of insurance with \$500,000 in liability coverage from their insurance company. It was asked if a rider could be written on the Association's policy for such events. Linnea will ask.
4. 5028 has steps that need repaired before winter. Also 5008 stairs need replaced.

Adjournment: A motion was made to adjourn. Cervantes/Herring (4/0). Meeting adjourned at 6:45 pm. Next meeting is scheduled for November 11, 2019 at 5:00 PM.

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



Linnea Mellinger

Date: October 25, 2019