

Canterbury Homeowners Association
Board of Directors Meeting Minutes
October 12, 2020 @ Clubhouse

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

Attendance: John Huntsman, President, Keith Dobbins, Vice President; Pat Halverson Treasurer; Christa Herring, Secretary; Ron Barker, Maintenance; Linnea Mellinger and Jerry Huscher with Z&R Property Mgmt. were in attendance.

Homeowners in attendance: Bev Huntsman

Homeowner Forum: None

Hearing: None.

Possible misunderstanding- can use guest parking if living in one of the homes without a driveway- one resident is using guest parking for a lengthy amount of time. Linnea will reach out to him informally to make him aware of rules (not a violation).

ACC Requests: *None*

Meeting Minutes: September's meeting was our annual meeting. Minutes are officially approved at next year's meeting. Minutes are distributed through email, handout and also posted on the Web site: www.canterburycs.com. Board approved: (Halverson/Barker 5/0)

Financial Report/September

Total Assets: \$111,629.49 (Cash Operating balance PLUS Reserves Balance PLUS Accounts Receivable)

Accounts Receivable --\$439.85

Cash Operating balance --\$4,066.12

Painting Account-- \$5,500

Reserves balance --\$101,623.39

Expense Comparison Statement: Total operating expenses-\$9,810

Year-to-Date Expenses: \$160,060

Comments / Questions: Aged receivables was discussed. Approved: (Herring/Dobbins5/0)

Check Register: September 2020

Check #	Check Date	Vendor #	Vendor Name	Trx #	Invoice #	Invoice Date	Invoice Amount	Check Amount
Total								14144.29
741	09/18/2020	252152	Z&R Property Management	11932	0920M	09/13/2020	1080.86	1080.86
742	09/18/2020	252159	City of Colorado Springs - Stormwater	11933	48023331 SEP 20	08/31/2020	35.7	35.7
743	09/18/2020	252163	Tall Timbers Tree & Shrub Service, Inc.	11934	51490	09/02/2020	600	600
744	09/18/2020	252175	Waste Management of Colorado Springs	11935	6572769-2528-3	09/01/2020	434.69	434.69
745	09/18/2020	253100	Green Thumb Commercial Grounds Maintenance Inc,	11936	3977	09/02/2020	9192.96	9192.96
746	09/18/2020	255638	Tae W. Moon	11937	09072020-B	09/10/2020	428	428
750	09/30/2020	252176	Ace Print Inc	11969	17633	08/31/2020	104.26	104.26
751	09/30/2020	252189	Colorado Springs Utilities	11970	8/18/20 - 9/17/20	09/18/2020	2006.82	2006.82
752	09/30/2020	252257	A-1 Concrete Leveling South Colorado, Inc.	11971	10695	09/16/2020	261	261

President:

Welcome Keith.

New board: Board voted on the positions on the Board and are as follows:

John Huntsman- President

Keith Dobbins- Vice President

Pat Halverson- Treasurer

Ron Barker- Maintenance

Christa Herring- Secretary

Garden plots- \$10 a year for water. All have paid.

Vice President: none at this time

Maintenance Report:

1. New project: mailbox enclosures-fixing and repairing at 4960, next one 4819.
2. Ron can make a tiny putting green on the tennis courts.
3. Do we have a schedule from Green Thumb for trimming bushes? Green Thumb will make sure they are trimmed back, along N. Carefree.
4. Time to replace furnace filter and clean ignitor, check timer for lights in clubhouse (possibly wearing out due to age, may need new one)

Secretary Report: None

Management Report:

1. All Year Gutter is ready to do fall cleaning. When more leaves drop they can come out and to the gutters. Approved: (Halverson/Barker 5/0)
2. Proposals for road work:
Rocky Mountain Paving- patching 1 area= \$8800, patching 14 areas= \$53,475
Martin Marietta- patching, seal coat, crack fill, restriping= \$10,137.50.
*Would like one or two more quotes.
3. Tall Timbers proposals
 1. Deep root water= \$2435 Approved: (Halverson/Dobbins 5/0)
 2. Pruning and tree removal= \$6725 Approved: (Herring/Barker 5/0)

Old/New Business:

1. Time to start cleaning out the garden plots for the fall if you have one down on the tennis courts and you are not planting in the winter. All homeowners who have plots have paid up for the year., time to put your garden hoses away and remove any dead plants and pots.
2. A new sign for the community has been approved by the board via email. Other signs will be removed when the new sign is erected.
3. Homeowners making partial payments should be assessed a late fee unless they have reached out to Z & R Property Management.
4. Gates along North Carefree: a homeowner is concerned about safety with the gates along North Carefree. Ron will secure the front gate with a carabiner so that homeowners have access inside, but people outside do not have access. The back gate cannot be locked due various workmen and utilities in the complex.
5. There have been some complaints about trash pickup. Linea called several companies and has not found a better service. Many companies do not enjoy the extra work it takes to get out of the truck and open the trash doors at each unit. Linnea will send a letter to Waste Management.
6. A letter was sent to a homeowner with a door that does not meet Canterbury Townhome covenants.
7. Zoom meetings are being discussed as an option to lift attendance at HOA meetings. If you are interested in attending next month's meeting via Zoom, please let Jerry@zandrimgmt.com know via email.
8. There was interest in creating a Canterbury Chronicle. This was discussed as well as a possible closed Canterbury Facebook Group. Parties involved will discuss. More info to come on this topic.

Adjournment: A motion was made to adjourn. Halverson/Dobbins (5/0). Meeting adjourned at 6:25pm. Next meeting is scheduled for November 9th at 5:00pm.

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

