

CANTERBURY HOA BOARD MEETING
May 10, 2021

Call meeting to order by John Huntsman, President, at 5:00 PM.

Attendance: John Huntsman, President; Kieth Dobbins, Vice President; Amanda Cervantes, Treasurer, Absent; Pat Halverson, Secretary; Jerry Huscher, Z&R Property Management.

Homeowners in attendance: Ken and Shari Wisniewski.

Reminder: Please do not feed the squirrels, they can cause extensive damage.

Open Forum: Ken asked about late trash collection. John and Jerry are working on a solution. Also the tax rate has increased. Be aware homeowners can appeal the rate. Information regarding appeal is on the back page of the document.

ACC Committee Reports: Unit 4990 requested approval for temporary use of a portable basketball hoop on the driveway. The request was approved for daytime activity within the garage and driveway. Traffic is not to be impacted.

Committee Reports: None

Hearings: None scheduled.

Violations: None.

Meeting Minutes: April 2021 Minutes were approved prior to the meeting by Email. Minutes will be distributed to resident mailboxes and posted on the web.

Correction to the March 2021 minutes: Removed homeowner name from report of water shutoff to repair water leak.

Finance report: With Amanda being absent, Jerry provided the financial report which was approved. Pat/Keith.

Jerry: update on accounts 580 and 437.

FYI: Ron Barker, our long time and dedicated Maintenance Chairman has moved and resigned from the board as of April 25. Ron has done outstanding work for the community and saved a LOT of money with sharing his knowledge, replacing light sensors, repairing mailboxes and many other repairs. We will miss seeing Ron around the community. A lot of what Ron has done in the community will need to be contracted out.

Amanda Cervantes has agreed to come back to the board as treasurer. Thank you Amanda!. Pat is secretary.

Pat will be walking around the perimeter fence to check for exterior issues to present to the board.

Officers reports:

President: We are in need of a new Maintenance Chairman to replace Ron. His term on the board expires this September. If you are interested in serving on the board and helping the HOA please contact a board member or Jerry at Z&R Property Management.

Need a volunteer to replace lightbulbs in the pole lights and the lights above garage doors that have a sensor.

Homeowners have asked about converting the old tennis court to parking. At this time the project does not fit in the budget. It could be done if HOA members want to approve an assessment. Also there has been a suggestion to make a designated dog run down by the pool. Both items will be discussed at the annual meeting in September.

Vice President: None

Secretary: None

Treasurer: Absent

Maintenance:

Managers report: working on updated language in the community Rules and Regulations to correspond with changes in the legal language.

Unfinished business:

DiCarlo will be providing exterior painting for units 5036 through 5060. Exterior painting is done on a five year schedule. Funds are accumulated each year to cover exterior painting without an assessment.

Asphalt repair and seal coating: Jerry will schedule to insure the seal coating and unit painting do not occur simultaneously.

Swimming pool: Hot Tub Heaven contract was approved. The cover is off, repairs complete, and the pool is full. The pool committee met to discuss procedures and responsibilities. At this time the pool will be recovered and maintained to ensure no damage from remaining empty. The community is unable to provide supervision and sanitization required to have the pool open. When the rules for supervision and sanitization are lifted we can open the pool. The clubhouse will remain closed as well due to hourly sanitization requirements. If the pool/ clubhouse do open this year we plan to have the clubhouse professionally cleaned.

The huge Cottonwood down by the clubhouse needs to be removed and is on tree maintenance budget for next year.

Garden plot owners water fees (\$10.00 per plot per year) are due with spring planting. Units 4910 (2); 4960 (2), 4984 (2), 4827 (1).

Correspondence: None

Motion to Adjourn: 6:09. Halverson/Dobbins.

