

CANTERBURY HOA BOARD MEETING
July 12, 2021

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

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

Homeowners in attendance: Bev Huntsman, Amy Ursitti

Open Forum: None

ACC requests: 4810, request installation of central AC, approved and completed.

Committee Reports: None

Hearings: None scheduled.

Violations: 2 Unit parking in guest parking while using the garage for storage.

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

Finance report: Amanda assisted by Jerry, approved: Keith/Pat.

Update on accounts 580 and 437, 480.

Garden plots water bills: Jerry will send notices regarding \$10 per garden bed water fee.

FYI:

We are happy to have the pool open with some restrictions this season. To keep the pool open we all need to be diligent and do our part. The pool and clubhouse belong to all of us. Over the holiday weekend the bathroom door and the upper gate were left unlocked. We need to lock up to prevent vandalism and/or accidental drowning. Each of us needs to double check the locks when we are in the area. Also, please watch for children/adults coming over the pool area fence from the neighboring town homes.

REMINDER: ABSOLUTELY NO GUESTS ALLOWED IN THE POOL AREA. RESIDENTS ARE NOT ALLOWED IN THE POOL AREA OR RESTROOMS UNTIL AFTER SIGNING THE WAIVER AND MAILING TO Z&R PROPERTY MANAGEMENT.

The HOA Board volunteers to take care of HOA business. We need to know and implement the Restated Declaration of Covenant, Conditions and Restrictions, Restated By-Laws, Restated Articles of Incorporation, and the Rules and Regulations. We try our best to be fair to everyone living here. The Covenants and Rules and Regulations can be changed but it is a long and expensive legal process. Board meetings are open to all homeowners and each meeting includes a homeowners forum for questions and/or comments about the community or the board.

We have one open board position now and two open positions to be voted on at the annual meeting which is scheduled for Thursday, September 23, 2021, at 6:00 pm. Please consider running for a position on the board. It's a great way to be involved with planning and decision making processes in our community.

We need volunteers!

First though, thanks so much to those already volunteering to help in the community. If no volunteers we will need to contract out and pay for services. Paid services directly impact HOA monthly fees.

1. Maintenance
2. Help with lightbulb replacement.
3. Restroom cleaning. Brent has volunteered to check and clean the club house restrooms once a week. Thank you, Brent!

Long time resident, Dixie Evans, passed away recently. She will be missed. Our condolences to her family and friends.

Also lost one of our new residents, Stanley Kellner. Condolences to his wife and family.

President's Report:

Thanks everybody for your cooperation with the road repairs and sealing. We had to cancel some weekly services but hopefully things get back on schedule. Sorry for the inconvenience.

Vice President: None

Secretary: None

Treasurer: None

Maintenance: need a volunteer please. John and Kieth have been doing what they can but we need others to participate. Many maintenance tasks can be completed in very little time (light bulb replacement) however for one person it's too much.

Immediate need: two high clubhouse exterior lights need replacing, a tall ladder is required as well as the ability to safely climb up.

Unit 4974 had unscheduled repairs to the front stairs due to safety concerns.

Failed light over the garage door turned out to be a GFR switch in the garage. Save an electrician trip!

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

Unfinished business:

Patching was completed on June 4.

Asphalt seal coating completed July 8 & 9.

Discuss roofing repairs under warranty and a non-contract company called for Units 4826 and 4810.

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. Their schedule has been upended due to weather, we will notify homeowners when dates are confirmed.

Pool updates: Reference replacement of the heat exchanger. Hot Tub Heaven replaced at a cost of \$1706.00. Way less expensive than replacing the heater itself.

New Business:

Trash removal quote from Infinite Disposal to replace Waste Management. The proposal includes weekly (Wednesday) trash pickup from the exterior trash doors and optional wheeled totes for residents wanting them. Costs for trash pickup are roughly the same as Waste Management but does not include recycling that is included with Waste Management. Infinite Disposal recycling is available with a specific tote at an additional fee of \$5.95 per month; (\$17.85) billed quarterly to each homeowner that chooses the service. Homeowners wanting recycling will need to call Infinite to get a tote and set up bi-weekly pickup also on Wednesdays.

Review insurance for renewal. Board approved by email and the annual premium was paid using reserves. Monthly premium amounts are replaced in reserves throughout the year. This process saves hundreds of dollars in fees related to scheduled premium payments.

Prepare for annual meeting:

Have the clubhouse cleaned.

2022 budget prepared for discussion and approval at August meeting.

Tall Timber bid on tree removal: Big Cottonwood, Elm tree behind 4968, 3 Aspens in pool area and Unit 5036.

Trek for upper deck on 4974.

Replace divider fence behind unit in Phase one to be determined.

Covid 19 restrictions at the annual meeting:

1. No mask if fully vaccinated.
2. Wear a mask and follow social distance if not fully vaccinated.
3. No guests except those necessary to the meeting and approved by the board.

Date for annual meeting: September 23, 2021 at 6:00 pm>

Correspondence: None

Next meeting: August 9, 2021; 5:00 pm at the clubhouse.

September Board Meeting date: Tuesday, September 7, 2021 at 5:00 pm.

Motion to Adjourn: Approved: 7:02 pm, Pat/Amanda