

CANTERBURY HOA BOARD MEETING
September 7, 2021

Call meeting to order by John Huntsman, President, at 5:04 pm.

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

Homeowners in attendance: Dionne Howell, Ken Wisnieski and Bev Huntsman

Open Forum: None

ACC requests: 4826 replace garage door and front entry door, approved and complete.
4942 install central air conditioner, approved and complete.

Committee Reports: None

Hearings: None scheduled.

Violations: None

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

Finance report: approval tabled til October meeting due to incomplete records from new financial service system.

Garden plots water bills: Jerry will determine status of annual \$10 per garden bed water fee.

FYI:

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! All volunteer opportunities are open at the annual meeting. Please sign up. If each homeowner does a little we can avoid paying expensive contractors to keep our community looking and functioning as we want it to. This has a direct impact on the value of your property.

Please pick up after your dogs! If you are observed leaving dog droppings you will get a violation letter and/or a fine.

Speeding is prohibited within the community. The speed limit is 7.5 MPH. Please share concern for children, walkers and cars backing out of driveways.

President's Report: Preparation for the homeowner annual meeting.

Mailings were sent to each homeowner, if you plan to attend in person please bring those documents and a pen. No guests are allowed in person. We will set up social distanced seats and masks are mandatory in the clubhouse. Zoom participation will be available, directions are in the mailed documents.

Voting for residents participating via Zoom will be completed by Jerry using an EZ Vote process. You will need to provide an email address at the meeting so the choices can be sent for you to vote and return. This does not require any information from the homeowner except a valid email.

Voting: We have two open positions this year. There have been no volunteers so far. Nominations will be accepted during the meeting. Ballots may be sent to Z&R in the stamped envelope included in your packet.

Vice President: None

Secretary: None

Treasurer: None

Maintenance: need a volunteer please.

Thanks to Rick for replacing light bulbs in the pole lights and above the garages, and to Keith for replacing the high bulbs outside the clubhouse.

Lots of Yellow Jackets around the complex. Mailboxes have been sprayed and traps placed where found. Contact John or Keith if you see Yellow Jackets.

The pool is closed, cleaned, winterized and covered.

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

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.

New Business:

Trash removal by Infinite. Disposal has started, scheduled every Wednesday, so far the collection time has been variable.

Prepare for annual meeting:

2022 budget prepared for discussion and approval at homeowners annual meeting

Review procedures for the annual meeting and the agenda as it relates to the property manager and the board.

Mailings have gone out to all homeowners, If you will attend the meeting in person please bring your packet, new copies will not be provided.

Covid 19 restrictions at the annual meeting:

Masks and social distance.

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

Next regular meeting October 11, 2021; 5:00 pm at the clubhouse.

Motion to Adjourn: 6:23 pm, Keith/Amanda.