

Canterbury Glen Homeowners Association

Meeting Minutes

January 31, 2022

6:30 PM

Attendees:

Brett Meyers	<i>President</i>
James Rogers	<i>Vice President</i>
Jenny Dinh	<i>Treasurer</i>
Cindy Eckert	<i>Secretary</i>
Steve Wells	<i>Member-at-Large</i>
Sina Taylor	<i>ACC Committee</i>
Terry Waites	<i>ACC Committee</i>
Dennis Monefeldt	<i>Resident</i>

❖ Discussion and vote for the new board

- *Board members have volunteered to remain on the Board for another year. No other volunteers received. Members to maintain same positions.*
- It was noted that Bylaws Article V Section 1, Nomination and Election of Directors, that Board Members do not have to be a resident, as previously believed and noted on ballot template.

❖ Secretary Report

- Secretary report approved as read and accepted. Updates occurring after meeting are noted here:
 - After November meeting, Jenny proposed \$5 early payment discount, which the other Board members approved.
 - Also, the final 2022 budget included expense increased by 5% for all anticipated expenses.

❖ Treasurer Report

- 2021 Year End Balance of \$773.20.
- \$3,000 from reserve transferred to checking to avoid bouncing any checks because of unpredictable deposits of dues. These funds will be transferred back to reserve once checking funds are replenished and before the end of year.
- Remaining funds in checking account as of December 31 is \$3,250.00
- Reserve account balance as of December 31 is \$25,049.67.

- Total funds available as of December 31 is \$28,299.67.
 - To date, 40 out of 66 homeowners have paid the 2022 Dues. American Homes paid 2021 assessment and not 2022 amount, and Jenny is reaching out to resolve. Another property manager had paid dues via Zelle but did not reference address. May likely be Danah and Randy Martin's house. **Cindy and Sina to check property manager company they have had past correspondence with.**
 - Gardener still owes 2021 assessment, even after bankruptcy filing.
- ❖ ACC Report:
- ACC has approved many paint colors recently, many are darker than typically approved, which is the current trend for house colors. Three color schemes are also more common.
 - Unresolved walk-through issues are mostly pressure-washing needed. Many homeowners have performed requested activities.
 - Yousef has requested driveway upgrade with pavers but needs to provide more information.
 - Jenny has noticed dents on several garage doors and broken windowsills are noticeable and may be easily repairable.
 - Sidewalk repairs: Some residents have had some success in repairs, especially if fall incidents have occurred. Jenny suggests that a unified approach to addressing the sidewalks may improve response versus various approaches currently being implemented. The HOA has tried this in the past with little success. Jenny has taken pictures of every sidewalk issue and shared with Ashley, who has also been working to communicate issues to the County and our Commissioner. Another approach would be for HOA funds to be used to repair sidewalks. The Board will investigate this option and obtain quotes to repair sidewalks. To complete all repairs, the HOA may need to acquire additional funds/special assessment for the work. **James to get 2-3 quotes to present to the Board for discussion and consideration.**
- ❖ Crime Watch Update:
- No update.
- ❖ Social Committee Report
- Next event is Easter. Planning will be started in February. Social committee budget for the year is \$540, including \$120 for lights contest.
- ❖ Old Business
- ❖ New Business
1. Beautification workday: Jenny proposed we schedule one day for the community to address several different aesthetic issues around the community including: bleach or pressure wash light poles to remove mildew; pressure

washing common area sidewalks; trimming bushes from sidewalk on easement; and power/cable box shrub maintenance. Residents will be asked if they would like electrical box shrub maintenance/trimming. High school students could participate to gain service hours. Need to coordinate water for pressure washing, may be a spigot on reclaimed water junction. Propose Saturday March 12, maybe 8 am to 12 pm for volunteer work day. **Board Member to post on the Facebook group and website.**

- Steve has thought that it may be beneficial to include the shrubs around the electrical boxes in the community landscape maintenance work. Once maintenance is performed, HOA could ask the lawn maintenance company to include those in maintenance.
- Brett also plans to use community space for soccer. **Brett and James to clear up remaining debris and then James to treat for ants** so space can be used with less hazards.

❖ Open Discussion

- Front wall area: Some areas of the grass near the front wall has died, could consider sodding or seeding. Front wall planter budget is \$310 for plants for the year. Plants will need to be replaced soon.
- Any update on trail path? Latest plan is for trail to go east of Journey Church, east of Brooker creek area. But currently project is not funded.

❖ Next meeting – March 28 at 7pm. **James to reserve room.**

❖ Meeting adjourned at 7:44 pm.

❖ Motions from Meeting for Tracking Log:

- *Board elections: Brett Meyers, James Rogers, Jenny Dinh, Cindy Eckert, and Steve Wells to remain on Board.*

***Bold indicates an action item**

**Italics indicates a motion to be entered on Board Motion log*