

Canterbury Glen Homeowners Association

Meeting Minutes

March 29, 2021

7:00 PM

Attendees:

Brett Meyers	<i>President</i>
James Rogers	<i>Vice President</i>
Jennifer Dinh	<i>Treasurer</i>
Cindy Eckert	<i>Secretary</i>
Steve Wells	<i>Member at Large</i>
Sina Taylor	<i>ACC Committee</i>
Michelle Winarsky	<i>Resident</i>

Meeting held via Zoom

❖ Secretary Report

- Secretary report read, with comments, and accepted as revised.

❖ Treasurer Report

- Five homeowners still owe dues. Three with multi-year delinquency. One homeowner is working to pay back debt on a monthly rate. Board has forgiven requirement to pay \$180 worth of late fees if keep to schedule established. One payment received today through estoppel. Payment was covered in estoppel letter. One homeowner delinquent 5 years now. Attorney letters received regarding bankruptcy and seemed like HOA will not be paid. **Michelle to ask a friend bankruptcy attorney to review documents. Michelle to share email address in chat.**
- Jenny asked for procedure for delinquent dues and when do we consult an attorney. A procedure does not exist. **Jenny to draft procedure to review by Board.**
- Remaining funds in checking account as of February 28 are \$13,059.01.
- Reserve account balance as of February 28 is \$27,712.
- Insurance expenditure upcoming. Even though our rate is increasing, comparing with other quotes received, our current rates are reasonable.
- Property insurance front wall deductible of \$5,000 seems high. May consider self-insuring, as historic damage has been \$5,000 or less. Add this topic to Board agenda. Have not received a breakout of charges for current coverage.

❖ ACC Report:

- Recently approved 2 homes for painting and one window.
- Walkthrough to be performed after Easter, sometime in April.
- Cargo trailer parked at residence long term. How should ACC approach this violation. Could suggest moving trailer to behind the fence so not visible.
- Other residents have violations on campers and others and ACC is aware and working on that.
- Other homes in front of HOA area, there was a cooperative agreement and many of them are in violation of the HOA covenants.
- New form to be used and send to residents for this new walkaround.

❖ Crime Watch Update:

- No update. No recent crimes reported by residents. Could connect Ring doorbell group for neighborhood users.

❖ Social Committee Report

- Annual Easter Egg Hunt scheduled for this Saturday at 10:30 am. Lunch provided including sandwiches, fruit, juice, and water, store bought. Fliers have been distributed and information posted on the Facebook Group. Many candy donations have been received.

❖ Old Business

1. Front wall lighting – new lights installed are very bright and blinding to drivers. Have been receiving complaints. Ashley was to adjust or add shields.
Brett to follow-up with Ashley on resolution of this issue that was mentioned to her already.

❖ New Business

1. Easter Egg Hunt – discussed above.
2. Garage Sale (April 10th) – **Jenny and Sina to put up sign after Easter Egg Hunt.**
3. ACC Walk Around – discussed above.

❖ Open Discussion

1. No soliciting sign missing. Was removed because was faded and damaged and did not seem to help with soliciting. Could consider replacing in the future but not funds in the budget this year.
2. Announcement sign – Jenny gathered information on front announcement sign and shared some information. Permanent sign or folding sign which is mobile. Requesting direction from the Board. No community space for mounting a permanent sign, so would need to be a mobile sign. **Jenny to do more research with this direction and provide information.**
3. Landscaping company used around the ponds. Previous barrier continues to

be overgrown. Likely needs to be cut back. Board had included an item to address this type of concern throughout the system. **Steve to talk with landscaping contractor to perform this work.**

4. Sidewalks – Michelle is on record with the County with sidewalk complaints. Hopefully a neighborhood group can help gain traction. Is there something we can do as a community to make a bigger statement on the sidewalks? Michelle would participate in any action to community does. Jenny suggests a Facebook post to raise awareness and get submittals into the County. **Michelle to develop Facebook post for Canterbury group for a member of the Board to post.**
- ❖ Next meeting – May at 7:00 p.m. via Zoom and possibly in person back at the library.
 - ❖ Meeting adjourned at 8:21 p.m.

***Bold indicates an action item**