

Canterbury Glen Homeowners Association

Meeting Minutes
November 10th, 2025
7:00 PM

Attendees:

James Atkinson	President
James Rogers	Vice President
Jenny Dinh	Treasurer
Brett Meyers	Secretary
Brendan Drennen	ACC Committee
Sharon Norman	ACC Committee
Robin Lankford	ACC Committee
Tom Nelson	Resident

James Atkinson called the meeting to Order at 7:07 pm.

James Atkinson motioned to discuss the board agenda for the first 30 minutes with the remainder of the meeting dedicated to the budget meeting. Brett Meyers seconded. All in favor.

❖ Secretary Report

- James Atkinson made a motion to approve the minutes from last meeting. Brett Meyers seconded the motion. All in favor.

❖ Treasurer Report

- 66 out of 66 dues collected by March 31, 2025.
- Jenny Dinh presented the financials as of 10/31/2025.
- Jenny Dinh reviewed the Revenue vs. Expense and Balance Sheets. The HOA is projected to end the year with a small surplus.
- Brett Meyers made a motion to approve treasurer's report. James Atkinson seconded motion. All in favor.

❖ ACC Report:

- Resolve the boat violation— that's parked on the side of the house and visible from the road on Isbell lane. ACC will send 2nd violation letter out.
- Clarify the role of ACC in issuing violation and decision making. The board prefers the ACC to operate independently, however, further discussion on the powers granted to them as well as the possible exposure of insurance is still needed.
- Welcome letter, ACC would like to see this being implemented on a

consistency manner. ACC would like to take this responsibility. The board will continue to make initial contact with new residents, James encouraged the ACC to reach out as well if they wish.

- We would like to know and see if ACC documents, for example the violation letter can be accessible to all members to use. James Rogers will create a Google Drive on our website to store violations letters and other pertinent documents.
- Can ACC and board create a letter to be issued for violations when it is recognized at any time. James Atkinson will draft a letter to sent out violation letters more routinely.
- ACC is concerned that the minutes of general meetings are not being written up and posted on the website. The board discussed the concern, but the board minutes are available on the website.

❖ Crime Watch Update:

- No update.

❖ Social Committee Report

- Christmas Light competition and neighborhood gathering will be held in December. Date TBD.

❖ Old Business

1. Monument upgrade project: The board will obtain additional bids and begin brainstorming ideas for refurbishing the monument wall.
2. Discuss options for revising covenants (explore: rules and regulations, fines). The board will explore setting up a committee to handle amending the covenants.

❖ New Business

- ❖ Tree removal at entrance wall. James Atkinson made a motion to spend up to \$1,700 for tree removal. James Rogers seconded the motion. All in favor.
- ❖ Reconsideration of frequency of our meeting (JD). The board discussed adjusting the frequency of our meetings. The board would support additional meetings to handle special projects.
- ❖ Resolve Juan Magria request for approved ACC request regarding the batting cage. The board discussed the homeowners request and will ask Juan Magria to draft a proposed letter approving the batting cage with similar conditions.
- ❖ Board education requirement (JD). Due to the new State Law passed, the Board members will be required to take a four-hour training course online in 2026.

❖ Open Discussion.

- ❖ Jenny Dinh has volunteered to chair the covenant amendment project. Sharon Norman has offered to help as well.

- ❖ Sharon Norman requested the ACC paperwork approving the fence and RV located at 17421 Isbell Lane. The Board will work with the ACC to track down the ACC Approval for the fence and RV.

- ❖ The next HOA meetings (Annual Elections) will be January 26th at 7 pm

James Atkinson made a motion to Adjourn the meeting at 8:07 pm. James Rogers seconded. All in favor.

Budget Meeting

- ❖ Jenny Dinh provided the Board with the 2026 Proposed Budget. The Proposed Budget would maintain the HOA dues at \$325 per year, unchanged from 2025. If paid by January 15, 2026, there is a \$5 discount. Dues are payable by January 31, 2026. There will continue to be a \$5/month late fee.
- ❖ The Board will add \$30/year in the budget to pay for Google Drive. With Google Drive, the Board and ACC will be able to archive documents on our website and digitize prior documentations.
- ❖ To offset the Google Drive cost the Board will adjust the Social Committee Budget from \$570 to \$540 per year.
- ❖ James Atkinson made a motion to approve the Proposed 2026 Budget. James Rogers seconded the motion. All in Favor.
- ❖ James Atkinson motioned to Adjourn the budget meeting at 8:27 pm. James Rogers seconded the motion. All in favor.

❖