

Canterbury Glen Homeowners Association

Meeting Minutes

April 14th, 2025

7:00 PM

Attendees:

James Atkinson	President
James Rogers	Vice President
Jenny Dinh	Treasurer
Brett Meyers	Secretary
Ty Russell	Member at Large
Sina Taylor	ACC Committee
Brendan Drennen	ACC Committee
Sharon Norman	ACC Committee
Robin Lankford	ACC Committee

James Atkinson called the meeting to Order at 7:00 pm.

❖ Secretary Report

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

❖ Treasurer Report

- The HOA spent \$2,500 to repair the damaged front wall due to Hurricane Helene.
- 66 out of 66 dues collected by March 31, 2025.
- Morrow Insurance quoted the HOA \$5,244. The insurance adds an umbrella policy for Board of Directors and confirmed coverage for ACC Committee members.
- Annual Report was filed on March 25, 2025. The cost was \$61.25.
- 2024 1120H tax return was filed.
- Jenny Dinh presented the financials as of 3/31/2025.
- Brett Meyers made a motion to approve treasurer's report. James Atkinson seconded motion. All in favor.

❖ ACC Report:

- The Board voted and approved Conditional Approval for a batting cage on April 10th.
- Winarksy violation letter will be sent out and given 30 days to remedy mildew issue. James Atkinson made a motion to approve. Jenny Dinh seconded motion. All in favor.

- ❖ Crime Watch Update:
 - A gentlemen was recently caught going through people's mailboxes.
- ❖ Social Committee Report
 - No Easter Egg Hunt this year due to lack of participation.
- ❖ Old Business
 1. Monument upgrade project: Board will get bids for replacing the front wall planter and replacing the monument signs at the entrance.
 2. Revise new homeowner welcome letter: Board will review new homeowner letter.
- ❖ New Business
 1. Lowry proposed to trim hedges along front planters for additional \$25/month.
 2. HOA plans to have a garage sale in the Fall. The date is TBD.
 3. The board will determine if the revision of the Covenants and Restrictions vs. Rules and Regulations vs. Fining Committee are options for the HOA.
 4. James Atkinson will check into the Rules and Regulations.
 5. Jenny Dinh and Sina Taylor will put together suggestions for amending the covenants and restrictions.
 6. The board will follow-up with Pristine Ponds with regards to pond fertilizer treatments as a neighbor has noticed dead turtles in the pond.
- ❖ Open Discussion
- ❖ The next HOA meetings will be:
 - ❖ July 14th at 7 pm
 - ❖ October 13th at 7 pm
 - ❖ November 10th at 7 pm.

Brett Meyers made a motion to Adjourn the meeting at 8:21 pm. James Atkinson seconded. All in favor.