



Canterbury Homeowners Association Meeting Minutes



Tuesday December 3rd 2013

Board Members present:

Officers:

1. President—Leslie Thompson
2. Vice President—Bill Tolbert
3. Treasurer—Debbie Meienberg
4. Secretary—Elizabeth Cernich

Other Board Members:

5. Covenant Control—Linda Randall
 6. Architectural Control—Rick Seymour
 7. Welcoming—Jenelle Bezdek
 8. Home Owners—Steve Barnes
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MEETING CALLED TO ORDER: Tuesday December 3th, 2013 @ 7:05pm, by Leslie Thompson

MEETING MINUTES:

- The November meeting minutes were approved by a motion duly seconded.

COMMITTEE REPORTS:

*** Financial Report:**

1. Treasurer ~ Debbie Meienberg

- We have received 39 dues payments totaling \$3,200 during November
- Expenses paid in November totaled \$655
- There is \$7,365 in Savings
- There is \$4,282 in Checking
- There is \$11,647 total in the Bank
- The estimated cost of the upcoming Hay Ride Event is estimated at \$1,887
- The Board agreed that the reserve set aside for the work to be done on Meadows in the budget will be shown as a footnote to the approved budget.
- The Board discussed the timing for mailing out annual Dues statements. It was agreed that Debbie would make the mailing the first of the year, 2014.
- The Board confirmed that the proper IRS form was filed for the HOA for the past Fiscal Year (Form 990-N).
- The Board confirmed that Bob Randall is reporting all maintenance HOA contractor payments that he received in 2013 from the HOA as "Additional Income" on his personal tax reporting.

*** Welcoming Committee:** Committee Chairman ~ Jenelle Bezdek Reported: There are 2 homes that have sold and 4 homes still active for sale. Overall, the market has slowed significantly as the inventory is down and many buyers/sellers are waiting until after the 1st of the year to act.

*** Architectural Committee:** Committee Chairman ~ Rick Seymour: Reported that there have been no requests received in the past month.

*** Covenant Control:** Committee Chairman ~ Linda Randall: Reported that the complaint about the house located at 10839 W. Vista View with ATVs parked on the side of the home has been corrected by the Owner.

***Maintenance:** Committee Chairman ~ Vacant/Report by Leslie Thompson

- The County has indicated that their asphalt work for the year is complete and they will now turn their focus to road repairs, including the damage on Meadows Drive.
- The County hopes to have repairs done by the end of February.
- The County is trying to figure out what to do about back filling the areas that washed away.
- Leslie will request that the HOA Board have a chance to review the County repair plans before the repair work is started.

***Website Committee:** Committee Chairman ~ Megan Kopec Absent no report given.

OLD BUSINESS

- **TALES:** Elizabeth Cernich is responsible for submitting the January Tales article and Leslie Thompson will provide the February 2014 article.
- **WINE CLUB:** A reminder should be in the Tales for the 2nd Saturday of every month.

NEW BUSINESS

- **COHOPE:** The Board noted that the HOA has not been a member of COHOPE since 2007. The Board agreed that for the present time, it will only monitor the COHOPE monthly public meeting minutes
- **LLC Registered Agent:** The Board noted that Mike Mesch is currently listed as the Registered Agent for the HOA LLC with the State of Colorado. The Board resolved that the Registered Agent should be a member of the HOA Board, and asked Debbie Meienberg to ensure the proper paperwork is properly filed with the Secretary of State to effect the replacement of Mike as the Registered Agent.
- **LLC Name:** The Board noted that the name of the HOA LLC (“Homeowners Association of Canterbury”) in the Articles of Incorporation recorded with the Secretary of State is different than the name stipulated by the HOA By-Laws (“Canterbury Homeowners Association”). Leslie Thompson agreed to review all contracts to ensure the proper name is used on those and other legal documents.
- **BLOCK CAPTs:** A new Block Capt for delivering the Tales is needed in the zone that Renee Sprincz has delivered in the past.

SPECIAL EVENTS:

- **HAY RIDE:** Final assignments were made for the annual Hay Ride at 6-8pm on Sunday the 8th of December, including fire pits (Janelle/Debbie), wood/firestarter (Linda lighting (Linda/Debbie), hot chocolate and apple cider (Bo's Brewing), Santa's Chair and blanket (Leslie) (Jenelle/Linda), traffic safety cones Jenelle), tablecloths, cups, and napkins (Debbie (Jenelle/Linda), heater (Steve), and a “tip jar” (Debbie)

MEETING ADJOURNED: Bill motioned to adjourn the meeting, Linda 2nd and the meeting was adjourned at 8:15pm .

NEXT MEETING: The January meeting will not be held due to the holiday schedule. The next Board meeting will be on Tuesday 4 February, 2014.