

CANTERWOOD HOMEOWNERS ASSOCIATION
APPROVED Minutes of the Board of Directors Meeting
MAY 24, 2016

1. Call to Order/determination of Quorum

Meeting was called to order at 2:16 pm

Board Members Present: Jerome Geissler, Russell Tanner, John Flaherty and Joe Jackowski

Board Members Absent: None

Also present: Bob Stockton, ACC Chairman
Vickie Gaskill, Bell-Anderson
Erica Singh, Playground Committee
Bob & Corinne Twiss, Canterwood Residents
Mr. & Mrs. Lucid, CRC
Mr. & Mrs. Wilson, CRC
Meleanie Guerrero, Site Manager

2. Approval of the Minutes of the Board of Directors Meeting held April 26, 2016. *On a Motion made, seconded and unanimously passed the above Minutes were approved as presented.*

3. Open Forum:

- A) Bob & Corinne Twiss - ACC Fine Appeal: Mr. & Mrs. Twiss presented their appeal to the Board. They stated that they did not trim the trees that they are being fined for. The Board stated that they would research and review all information pertaining to this appeal and get back to the them.
- B) Canterwood Riding Club - Luellen Lucid reviewed the status of the stables. They will be changing their Bylaws to accommodate membership issues.

4. Site Managers Report

The Site Managers Report was presented and discussed, with the following actions noted:

- A2) Site Manager reported that loop at Peacock gate needs replacement. Jerome Geissler asked that we have the Baker Way loops checked out as well and repaired at the same time. ***ACTION: Site Manager will call SGA to have them repair both gate loops.***
- A3) Site Manager reviewed the cleanup of 3 retention ponds. The Board approved project subject to clarification. ***ACTION: Site Manager will make contact and clarify project details.***
- A4) On a Motion made, seconded and unanimously passed, the Board approved the Proposal to pressure wash tennis courts as submitted. ***ACTION: Site Manager will schedule tennis courts for pressure washing.***
- C2) On a Motion made, seconded and unanimously passed, the Board approved the purchase of Security passes/supplies. ***ACTION: Site Manager will submit order for new quote.***
- C3) On a Motion made, seconded and unanimously passed, the Board approved the purchase of 110 gate clickers and to continue to sell the clickers at \$30 each. ***ACTION: Site Manager will submit order for 110 clickers.***

5. Actions Taken by the Board via Electronic Means since Last Board Meeting

- 5A) Approval of Brickman spring 2016 irrigation repairs - Motion made, seconded and unanimously passed to ratify electronic vote.
- 5B) Approval of increase in Grounds committee budget - Motion made, seconded and unanimously passed to ratify electronic vote.

6. President's Report

- The Board will need to find a replacement for Alan Weiss.
- Site Manager to update website with changes.
- Jerome Geissler will speak to proposed replacement candidates.

7. Committee Reports/minutes

A) Architectural

- Ai) The Board reviewed and discussed the tree removal and fine Appeal for resident D'Ambrosio. *The following Motion was made, seconded and unanimously passed to uphold the ACC decision and deny the appeal. The imposed fine of \$700 will remain.*
ACTION: Site Manager will send resident letter stating Boards decision.
- Aii) The Board reviewed the email from resident Fry. The Board remains that the ACC is correct in all approvals made for the Raquiza construction. **ACTION: Site Manager will respond to the Fry's stating Board decision.**
- Aiii) The Board reviewed and discussed the unauthorized painting and fine Appeal for resident Orlandini. *The following Motion was made, seconded and unanimously passed to uphold the ACC decision and deny the appeal. The imposed fine of \$500 will remain.*
ACTION: Site Manager will send resident letter stating Boards decision.
- Aiv) Approval of new ACC member Jan Falls: The Board approved the new ACC member.
- Av) The Board reviewed the April and May 2016 ACC Minutes.

B) Finance - No report

C) Grounds - No report

D) Security

- Di) The Board discussed the purchase of infra red lights. Need to obtain a total costs for these lights from the committee.

E) Riding Club - No report

F) Status of New Committees - The committees are coming together and there a maybe a few items coming to the Board for review at the June meeting.

8. Treasurer's Report

A) Financial Statements:

- The April 2016 Financial Statements were reviewed and discussed.
- We are within our budget.
- Need to address items on the Reserve Study.
- Delinquent accounts remain the same.

9. Unfinished Business

A) Board members on Committees: The Board reviewed the memo from HOA attorney regarding this subject. It is not a requirement to have Board members on the ACC or any other committee that does not exercise the authority of the Board.

B) Open Space Deeding of Div. 11: Russell Tanner stated he is still working on this item.

C) Canterwood Riding Club Lease: The Board reviewed the memo from HOA attorney regarding this subject.

D) Playground Committee Update:

- Committee representative Erica Singh stated that the current donation amount is close to \$35,000.
- A bill of sale for the old equipment will be created and signed by individual who will be taking away the old equipment.
- The committee is working on ordering the pavers and plaques.
- There is a work party scheduled for June 18th.
- The committee asked if the funds raised from the Parking Lot sale can be donated to the Playground fund.

10. New Business

- A) **Canterwood Water Company Filtration Ballot:** The Board discussed the number of votes the HOA has and decided that only one account vote/ballot will be turned in.
- B) **Canterwood Real Estate Signage / Political Sign Policy:** The Board has instructed Site Manager to update the Signage policy as discussed. The Political sign policy will be discussed further at the next Board meeting.
- C) **Reserve Study Level 3 Update:** The Board will review, study and make recommendations.

10. Adjournment

Meeting was adjourned at 5:05PM

Next meeting is scheduled for Tuesday, June 28, 2016