

CANTERWOOD HOMEOWNERS ASSOCIATION
APPROVED Minutes of the Board of Directors Meeting
APRIL 25, 2017

1. Call to Order/determination of Quorum

Meeting was called to order at 2:01pm

Board Members Present: Joe Jackowski, John Flaherty, and Sue Barrett via PhoneCom

Board Members Absent: Russell Tanner and Ellen Hedglin

Also present: Randall Hartman, Canterwood Resident
Mike Porter, Harbor Crossing HOA President
Drew Henrickson, Canterwood Resident via PhoneCom
Meleanie Guerrero, Site Manager

- 2. A)** Approval of the Minutes of the Board of Directors Meeting held March 28, 2017. *On a Motion made, seconded and unanimously passed the above Minutes were approved as submitted.*

3. Open Forum

A) Randall Hartman: Mr. Hartman gave a recap of an incident that occurred on March 12, 2017 between his daughter and a Security guard regarding the entry to Canterwood after "curfew". Joe Jackowski stated that the guard had been counseled and retrained on all rules. Mr. Hartman stated that his concerns were about the protection Security provides and their integrity. The Board thanked Mr. Hartman for sharing his position.

B) Ross Whitney: Did not show up to meeting

C) Mike Porter & Drew Henrickson: Mr. Porter reviewed the issues that have occurred from individuals crossing through the path from Canterwood to Harbor Crossing. Joe Jackowski stated this is a dispute between Harbor Crossing neighbors. Drew Henrickson stated that he has spoken with the 2 Harbor Crossing residents and is working with them. No Trespassing signs were placed by gate and that a padlock had been placed on the gate and keys given to Harbor Crossing residents that are affected by this trail. Mike Porter stated that he would forward emails to Drew Henrickson from the 2 Harbor Crossing residents. It was suggested that Harbor Crossing residents build a fence. Mike Porter stated that they already received approval to do so.

4. Site Managers Report

C1) Guest Data Kept in DwellingLIVE: Site Manager reviewed information received about Guest data. The Board will give a summary of this at the 2017 Annual meeting.

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

A) Approval of New Barrier arm/HySecurity system at Baker Gate entry in amount of \$5516.93. *A Motion was made, seconded and passed to ratify this proposal.*

6. President's Report

- Joe Jackowski reviewed with the Board a letter that he wrote and sent to Canterwood resident regarding owning chickens.
- Joe also discussed a few Security items and stated that Security staff has been counseled regarding these issues.

7. Committee Reports/minutes

A) Architectural Control Committee - No report

- B) Finance - No report
- C) Grounds - No report
- D) Security - No report
- E) Riding Club :
 - i. The Riding Club has found a trail sign and is asking if the HOA would like them to place on the trails. The Board discussed and stated that they do not want the sign put up at the trail. Site Manager will communicate this to the Riding Club.
- F) Technology+Communication Committee:
 - i. The committee reviewed and discussed the suggested Survey with the Board. It was suggested by the Board that the committee revise the survey as discussed and send back out to the Board for approval.
- G) Emergency Preparedness Committee - No report

8. Treasurer's Report

A) Financial Statements:

- i. The March 2017 Financial Statements were reviewed.
 - Delinquent accounts were discussed.
 - Receivables are ahead of budget and accounts are balanced.
 - *A Motion was made, seconded and unanimously passed to approve the March 2017 Financial statements as presented.*
- ii. John Flaherty stated that one CD is maturing this month and that he would be research local banks to invest \$200,000 into another CD. *A Motion was made, seconded and unanimously passed to approve the investment of a new CD in amount of \$200,000.*
- iii. John Flaherty stated that the Finance Committee recommends to the HOA Board and approves the Final Draft Audit. *A Motion was made, seconded and unanimously passed to approve the Final Draft Audit as presented.*

9. Unfinished Business

A) Rules & Regulations Review - Sue Barrett:

- i. Domestic Animal Policy: The Board reviewed and discussed this specific rule. *A Motion was made, seconded and passed unanimously to approve the Domestic Animal Policy as revised with effective date of 4/25/17.*
- ii. Access Control Program: The Board reviewed and discussed this specific rule. *A Motion was made, seconded and passed unanimously to approve Access Control Program as revised with effective date of 4/25/17.*

B) Review Reserve Study Table 3.1A Valuation: This item is TABLED until next meeting.

C) Jerkovich water issue and other water issues: This item is TABLED until next meeting.

D) Repair/Replace decorative pole lights: Site Manager spoke with Jerome Geissler, but have not received an answer on the lights.

E) Peacock entrance trees and fence: The Board approved to have the Canterwood Handyman remove the damaged fence from the Peacock entry area.

10. New Business

A) Response to residents John & Robin Fry (Melin): Joe Jackowski reviewed the response letter sent to residents in response to their concerns about their neighbors building project.

B) Resident Seok Nichols Appealing Speeding Violations: The Board discussed reviewed the appeal request. The Board will agree to suspend the \$150 fine on the condition that the vehicle that was caught speeding is not found speeding again within 12 months from the date of this letter. If so, the original \$150 fine will be added back to your account, along with the next fine for the 4th infraction in the amount of \$100 for a total aggregate of \$250.

C) Arroyo/Blomberg Tree fines and payments: The Board stated the requirements in the original letter still stand.

D) Digital solutions for Security Communications/Radios: The Board is requesting that Site Manager ask if this solution will solve the communication problems. If yes, the Board approves to go ahead with upgrades.

11. First Fairway penalty status: Joe Jackowski meet with the First Fairway HOA to discuss the fines that have been assessed. The Board approved the revised fine in the amount of \$5600 and stated that this amount is not negotiable. Joe will draft a letter to send to the First Fairway HOA stating all stipulations.

12. Adjournment

Meeting was adjourned at 5:03 PM
Next meeting is scheduled for Tuesday, May 23, 2017