

CANTERBURY AT QUANTUM VILLAGES
HOMEOWNERS ASSOCIATION BOARD MEETING

MEETING MINUTES

TUESDAY, MARCH 16, 2021 at 6:00 P.M.
BOARD MEETING

The meeting was called to order at 6:04 p.m. present board members: Kelli Drum, Greg Miller. Giuseppe Van Oordt. Also present Community Manager- Kena Brown

Motion made by Kelli to approve the Board minutes of the January 19, 2021 meeting, motion seconded by Greg, motion carried unanimously.

Old Business:

Lawn Maintenance Company:

Working on irrigation problem-still having issues with the zones and valves, currently seeking a company to cure irrigation issue

River Rocks- get prices from Emeralds cuts to get price to disburse stones

Alley- Parking issues, residents seeking a solutions to prevent cars from parking in the alley.
-Preventing residents from leaving their homes, trash company from leaving the community.

Greg has worked hard on saving the community money by completing maintenance projects.

Residents shared their concerns on parking issues within the community. Parking vehicles in garage and not on the street

Eliminate parking in all alley ways**a lot of questions and concern about parking

*The residents was polled to share their thoughts on hiring Greg to complete the maintenance for the community, the residents supported the idea, some shared concern with perception, but was okay with the idea.

Motion was made by Kelli to provide a 30-day notice to Fresh start to end contract, and to contract SMS to hire Greg to complete the community maintenance contract, motion seconded by Giuseppe, motion carried Kelli- yes, Giuseppe-yes, Greg-abstain

Discussion about repainting the community

Color changes, fascia, sealing cracks

Plan a community social- Taco Trucks

Introduction: Of potential Board members, 30 second introduction

Motion made by Greg to adjourn the meeting at 7:45 p.m. motion seconded by Kelli, motion carried unanimously.

Canterbury Quantum Villages

July 20, 2021 Board Meeting Minutes

The meeting was called to order at 6:00 p.m. present Board members Kelli Drum, Greg Miller, by phone Giuseppe Van Oordt. Also present, Financial manager Glenn Mangan.

Motion made by Kelli to adopt the meeting minutes of March 16, 2021, motion seconded by Greg, motion carried unanimously.

Motion made by Kelly to adopt the agenda of July 20, 2021, motion seconded by Greg, motion carried unanimously.

Financial Report: Glenn Mangan

Operating Expense- \$134,682.00

Reserve- \$332,000.00

Outstanding Fees- \$8,000.00

Property Management Report: Irrigation is roughly 95% complete

We need 2 ½ truck loads to complete the entire the complete project

The guards are enforcing parking violations

Security increase due to minimum wage increase

A lot of conversation about fascia board repair homeowner vs HOA, repair is the responsibility of the homeowner. The Board is recommending a documentation review and amend the current community declarations.

More research to be completed to establish the guidelines for residents/board to modify

Possibly establish a committee to review the declarations.

Motion made by Kelli to adjourn meeting 7:33 p.m. motion seconded by Greg, motion carried unanimously.

CANTERBURY AT QUANTUM VILLAGES
HOMEOWNERS ASSOCIATION BOARD MEETING

MEETING MINUTES

Tuesday, October 19, 2021 at 6:00 P.M.
BOARD MEETING

The meeting was called 6:00 meeting called to order, present board members Greg Miller, Kelli Drum, Giuseppe Van Oordt. Financial manager, Glenn Mangan.

After quorum was established:

Motion was made by Greg to adopt the minutes from July 20, 2021, motion seconded Kelli, motion carried unanimously.

Motion made by Kelli to approve the agenda for 10/19/2021, motion seconded by Greg, motion carried unanimously

Financial Report- provided by Glenn (available upon request)

Property Management Report- Irrigation wet checks will start within the next two weeks

River Rocks- researching better pricing and trucking prices for delivering the stones

Addressed concerns about the current security guards and options; board considering canceling the contract to decrease budget amount by \$60,000.00

New Business:

Draft Budget review -presented by Glenn, so the Board could get a glimpse on what to look forward to in Budget Workshop

Transfer Funds from reserve to operating Budget-

Much discussion-from residents

Motion made by Greg to transfer \$45,000.00 from Reserve account to the operating account, motion seconded by Kelli, motion carried unanimously.

Amendment of Declarations:

1. Roof replacement and maintenance- a lot of conversation from residents
 - Mixed views on cost associated with replacement, some residents don't think it should be the HOA responsibility.
 - Flat roofs are not apart of the amendment
 - Each board member shared their standpoint on the issue
 - financial impact was a major component

2. Rental requirements to be changed to 2 year ownership before property can be rented

No negative feedback

Discuss dates and time for annual meeting, budget workshop, and Budget meeting

Budget Workshop -October 26, 2021

Annual meeting- November 16, 2021 at 6:00 p.m.

Budget meeting to be determined

Member Comments:

Security-who will be able to do parking violations

-additional signage and police presents

Repair potholes throughout community

Roof comments-to much money

A lot of Discussion about adding additional board member immediately

Board addressed concern however the topic caused conflict

Motion to adjourn at 7:26 p.m.

CANTERBURY AT QUANTUM VILLAGES
HOMEOWNERS ASSOCIATION BOARD MEETING

MEETING MINUTES

TUESDAY, NOVEMBER 16, 2021 at 6:00 P.M.
2022 BUDGET MEETING

Meeting was called at 6:04 p.m. by Greg Miller, Giuseppe Van Oordt, and Kelli Drum. Budget notice was mailed to all residents. Also present Kena Brown and Glenn Mangan.

Residents received notice by mail. No questions were mailed or emailed about the Budget.

Glenn reviewed the proposed Budget to all residents. Explaining the reason for increase and the shift in funding. He explained to the security line item and the proposed lawn maintenance agreement.

Our Master insurance policy makes up \$95.00 of your HOA fees. The price was shopped, and this is the best rate we were able to obtain for the association.

The Board of Directors has added additional funding to the lawn maintenance company to attract quality company.

Funding was added to complete the paver repairs and asphalt throughout the community.

Motion made by Kelli to approve the Budget with an increase from \$265.00 to \$289.00, motion seconded by Giuseppe. Motion carried unanimously.

Kena Brown to complete a new mailout to reflect the increase in the 2022 Budget

Motion made by Giuseppe to adjourn the meeting at 7:45 p.m.

CANTERBURY AT QUANTUM VILLAGES
HOMEOWNERS ASSOCIATION, INC.

NOTICE OF ANNUAL MEETING & AGENDA

TUESDAY, DECEMBER 14, 2021 at 6:00 P.M.
THE POOL AREA
2406 NW 5TH STREET

NO QUORUM BY RESIDENTS/NO MEETING

1. ASSOCIATION MEMBERSHIP ELECTION MEETING

- AGENDA:
- A. Appointment of chairperson for the Meeting
 - B. Certifying of Quorum – Call to order
 - C. Proof of Notice of Meeting
 - D. Reading/Disposal of any Unapproved Membership Meeting
 - E. Appointment of Inspectors of Election
 - F. Election of Board of Directors
 - 1. Candidate Introductions
 - 2. Balloting (Short recess for tally) if more people are running
 - 3. Inform people present of new board
 - G. Adjournment

2. BOARD OF DIRECTORS ORGANIZATIONAL MEETING

- AGENDA:
- A. Call to order by the Chairperson
 - B. Election of Officers
 - C. Bank Account Resolutions/Signature Cards
 - D. Adjournment