



Wells

CANTERBURY WOODS COMMUNITY ASSOCIATION

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Board Meeting Minutes Jan. 21, 2019 @ 6:30- 8:00PM Attendees: 6

A. Welcome

- Meeting called to order @ 6:30P.M. – For Visitor Participation – N/A
- No minutes from December due to Annual Meeting

B. Committee Reports

Pool/Clubhouse Committee:

- Water heater was replaced. No tankless option due to the current box being unable to provide enough power. Box needs replacement soon due to age/rust. Quote was received for \$2k but waiting on other quotes to compare. Better to replace the box now instead of during pool season- Brian to look at the proposed project and give his feedback
- Tennis Court contractor received the check but waiting on an update as to when construction is scheduled to begin
- Committee recently met and Brian replaced all the lightbulbs with new LED ones which are more energy efficient
- Cyndi mentioned some residents have inquired about a community greenhouse. We have allowed residents to grow in plots behind the pool area before. Cyndi mentioned greenhouse kits. Motion moved to have a plan for when the greenhouse kit ideas are brought to the Board in the future.

ARB:

- Approved fence issue on Moss Oak is still in question by the resident's neighbor. Board recommends the neighbor hire a surveyor to prove the new fence is in fact on his property. If he can prove so, it can be removed by him. The ARB approved the fence correctly and it's out of their hands at this point. Lisa to email the concerned neighbor with the update
- Commercial Vehicle Interpretation – project to continue. Cyndi has been working on a draft. Trying to get feedback from the other Board members as well as the ARB members. Scheduled a meeting to discuss at the next ARB meeting in Feb. where both the HOA and ARB and discuss the interpretation. Covenants were written so vague that the Board/ARB has to translate it per what fits the neighborhood to date. In the past anything with any type of signage has been considered a commercial vehicle. Discussion of allowing anything under 10,000lbs. Decision to postpone further discussion until the next ARB meeting on February 11th where the ARB and the HOA can meet and come to an agreement.

C. Financials

- Requested payment arrangements discussed regarding a resident with unpaid Regime fees- Board accepted plan
- Kayce to prepare discussed liens and file before February
- Insurance Renewal was presented by Doug. Accepted the insurance quote dated Jan. 21st and a check was given for the earthquake policy as well as the Auto Owners Policy

ADJOURN – 8:00PM