



wells

CANTERBURY WOODS COMMUNITY ASSOCIATION

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Board Meeting Minutes **July 16, 2018 @ 6:30- 7:30PM** **Attendees:6**

A. Welcome

- Meeting called to order @ 6:30P.M. – For Visitor Participation – Discussion of an email received by a concerned Resident of Fox Lake Court. HOA voted to send a letter to a violator immediately to see if the existing issues would dissolve or the pool privileges provoked. The board will contact the concerned resident informing him that the situation was reviewed by the officers of the board and problem will be addressed however he should continue working with the police department on his end
- Motion to change signs in the pool area to reflect no vaping as well as no smoking. New signs will be ordered
- Minutes from June 2018 approved

B. Committee Reports

Landscape:

- Motion to approve stump removals bid for the 29 stumps throughout the neighborhood. Approved to use \$2,200 from the general fund and not the landscaping fund. Hold harmless agreement to be attached to the bid for Worker's Comp. reasons

Pool/Clubhouse Committee:

- Discussed the termite inspection report. Jim will be collecting bids from the original Stucco contractor to fix the front of the clubhouse. Also collecting a bid from his son's company to compare
- Discussed tennis courts. Not making any recommendations for repairing it this year.
- Idea of the buy in/transfer fee changes discussed. This change would allow the community to fund large projects such as the tennis court repairs. Discussion of putting a % fee instead of a flat rate fee so we could avoid future increases. One half percent as well as one percent of the cost of the home – both options need to be evaluated. Assessment fee to be discussed as well. The goal is to keep the Regime where it is but have enough funds to have repair items done – both big and small. Motion Moved- to speak to the Attorney; create a mail out attaching a raffle prize to get more people to want to be involved and send back a vote
- Place a sign on the tennis court "Temporary Closed for Repair" as it is in bad condition and we need to avoid any injuries. Motion moved. Clubhouse Committee to do

ARB:

- Interpretations of some of the covenants currently being discussed and agreed to
- Garden Creek resident – no communication since email sent in June. Motion moved to begin fines on July 26th @ \$25/day. Mail a regular notice; email; and certified letter informing of this on July 17th

C. Financials

- Kayce to provide most current collections report in August once third quarter regime fees are collected

ADJOURN – 7:30PM