



Wells

**CANTERBURY WOODS COMMUNITY ASSOCIATION**

**P. O. BOX 80806**

**CHARLESTON, SC 29416**

**(843) 647-1402**

[canterburycommunity@gmail.com](mailto:canterburycommunity@gmail.com)

**Board Meeting Minutes July 15, 2019 @ 6:40-7:30 Attendees: 11**

**A. Welcome**

- Meeting called to order at 6:30PM. – For Visitor Participation –
  - i. Fox Lake Ct. & Fox Lake Ct. residents present to discuss ongoing issues with an owner of a property located on Fox Lake Court as well as one located on Garden Creek Road.. Issues of the residents parking on the HOA property, boats being present; loud noise at all times of the night. Equipment/Business being ran out of the home; etc. They are requesting the HOA send a letter to each of the property owners addressing the violations in which they will provide photos of
    - *Motion to mail out a letter to the Fox Lake Ct. Owners regarding the noted violations – Yes from Doug/Brian/Cyndi/Richard/David*
- Minutes from June approved as stated

**B. Committee Reports**

**Pool/Clubhouse Committee:**

- June 30<sup>th</sup> the plumbing backed up again. Service Master was called out to clean. Roto Rooter came out to repair the issue. A resident was scheduled to have an event at the Clubhouse during that time and Service Master was able to clean the carpets enough for the event to take place yet they did say that the sewage would not be able to be 100% cleaned out of the carpet and it will need to be replaced
- Jim has been meeting the city to find the issues on their end of the repair work as far as the damaged pipe goes – grass has grown through the pipe. Issues are on our end of that same pipe too. Trying to find out where the leak is coming from. The asphalt has been torn up in a couple places to try and find the root of the issue. Bubbling water near asphalt construction site in the parking lot and sewage backing up in the ladies restroom
- The damage from the leak is covered by the Insurance Policy but the actual leak repair will not be covered
- Approval of wood flooring to be carried through the kitchen area even if it is not covered by insurance. Carpet Choices were chosen to be Khaki and the Wood Flooring choice to be Bleached Boardwalk-
  - *Motion to approve selections – Yes from Doug/Brian/Cyndi/Richard/David*
- Electrician came out to change out the electrical box. Pool will Re-Open tomorrow. Doug to send out the notice
- Jim submitted an invoice for all of his time spent dealing with the plumbing issue - \$400 paid via Check. – *Motion Approved by Doug/Brian/Cyndi/Richard/David*
- Fob System computer is very old and may need a new one soon with a laptop around \$200 and a USB card to back up the system
  - Motion to check the monitor before purchasing a new one- Yes from Doug/Brian/Cyndi/Richard/David*
- Pool needs resurfacing soon – maybe a project to put on next year’s list/keeping in mind at the next budget meeting



**ARB:**

- Many pressure washing letters are currently being sent out to residents; trash can and recycle bins in view
- Jim Kunkel resigned from the Committee
- All discussed accounts to be in fines approved unless the violations are corrected before the end of July which will be sent out on the third quarter regime statements
- Motion to send “A” letters to (2) Glendale property owners for violations regarding “unsightly items” / “Unapproved Items” in their front yards. If the items were up for approval- all would vote no. Send letter “A” to each owner at the end of July requesting each to remove the items  
– *Motion Approved: Yes from Doug/Brian/Cyndi/Richard/David*

**Landscape:**

- David looked at the Flower Creek Way property where the pathway was closed off. It was too much work and he apologizes for volunteering to do the work. Need to confirm if the landscaper will include it in their contract and for what cost

**C. Financials**

- Third Quarter Statements mailed out on July 1<sup>st</sup>
- Collection report reviewed and collection letters will be mailed out to all homeowner’s that need to paid off their accounts – send another foreclosure notice to all accounts that currently have liens yet still not responding – check wording on all correspondence requesting communication from the homeowner
- Hold liens on the accounts without them until the third quarter regime fees become due in hopes they will pay on their accounts
- Doug to transfer monies from the Pool & Clubhouse account to the main checking account to keep the balance at the agreed amount of \$5k

**ADJOURN – 7:40PM**