

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
BOARD MEETING OF April 8 at 7:00 pm

Resident Attendees:

Barbara Pandorf 403 Peppermill Court

Andrea & Jeff Budniak

Board Members Attendees:

Michael McKeage

Jonathan Chase

Eugene Brooks

Anna Grant

Gabrielle Stephan – Office Manager

AGENDA

APPROVAL OF MINUTES from February

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

ACTION ITEM #1

Several areas in the community need to be power washed and painted. We have in our budget \$30,000 reserved for this purpose. Please discuss what should be done.

Discussed: Gather quotes and follow-up.

ACTION ITEM #2

Over the winter several decks and patios have been used for storage and are cluttered. Please discuss how we can resolve this issue.

Discussed: Send out communication regarding this to the community.

ACTION ITEM #3

The pool is in need of re-plastering soon. The other option is to put a liner into the pool. The cost for re-plastering is \$51,800 and should last between 8-12 years if properly maintained. The cost for the liner will be provided during the next meeting as the pool company is still waiting for quotes. Liners should last around 6 years.

Discussed: Jon will do some research and then we can circle back to the discussion.

INFORMATION ITEMS:

The parking sticker roll-out is in progress on Covered Bridge Court. Parking stickers request forms were delivered by hand to each household so there is no excuse that you didn't receive the notice. Not all residents have submitted their request. Please be aware that towing of none stickered vehicles will begin the week of April 8th at the owner's expense.

Please remember that each household is entitled to 2 parking spots by our rules and regulations as well as the master deed. NO exception! One numbered and one unnumbered parking spot. Please be prepared that if you have more than two vehicles you will have to find alternative parking locations outside Canterbury Mews as cars without parking stickers will be towed at the owner's expense once the parking stickers will be rolled out in your court. As it stands right now the next court will be Hillsboro, then Rutland, then Woodstock, then Hartland as those courts have the biggest problems. All remaining courts will follow once these courts are implemented.

Discussed: Many community members voiced their concerns about this. At this point, vehicles will not be towed. This is an ongoing topic.

The board and management would like to remind homeowners that the outside areas are common ground and are maintained by the community. Flowers and shrubs can only be planted with approval of the board. Any issues that may arise from residents planting without approval are the problem of the homeowner. The board and management in the spirit in looking out in the best interest of the community may asked for flower beds to be returned to it original condition at owner's expense.

Also, fences cannot be installed without an approved alteration request. Residents who build fences without written approval from the board may be asked to take down the fence at owner's expense.

The biannual dryer vent cleaning certificate is due this year. A letter will also be sent to the community later on this year but you may submit your certificate at any time.

The board approved the quote from Ground Troops for the mulch reduction project.

ARCHITECTURAL REQUESTS: NONE

DELINQUENCIES See attached delinquent status report (Confidential and for Board review only)

RESALES:

| | |
|----------------------|-----------|
| 315 Whittier Court | \$225,000 |
| 1038 Hillsboro Court | \$245,000 |

VIOLATIONS: NONE