

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
BOARD MEETING OF August 12 at 7:00 pm

APPROVAL OF MINUTES from June – Approved 8/12/24 by Mike and Jon

AGENDA

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

Board Members:

Mike M.

Jon C.

Eugene B.

Anna G.

Deb P.

Community Attendees:

Barbara Pandorf 403 Pepper Mill Court

ACTION ITEM # 1

Many condo patio enclosures in the development are painted in different colors. In our rules and regulations nothing is stated regarding any paint color. Please discuss what the correct color should be.

Sea Star Blue – Door color

Patio Fencing color – TBD

(Sherwin Williams or MAB)

Natural or shade of gray

This agenda item will be revisited

Reference agenda from May 8 2023 – If newly installed wood was replaced, remain in natural form and then sealed by development.

ACTION ITEM #2

We have received a request for rails to be installed at some of the walk ways. From experience

it is known that if we install it in one area more people will request for this to be installed in their areas as well. As we are an HOA and checking with Galman, it is up to the homeowner to install those rails if they are needed after filling out an alteration request. This is not in our budget and may need a special assessment if approved.

Alteration request for railing. There is a railing currently on Rutland that was installed. Home owner is responsible. Request would have to be approved. If home owner moves, railing would have to be removed. Handicap necessary? The railing being requested is for community steps leading to a community sidewalk, not a specific residence.

ACTION ITEM #3

There are hedges along Haines Mill Drive and Fitch Court that are blocking the view and create a dangerous situation. Please discuss if taking down the hedges would be an option or if the issue might be resolved with mirrors or possibly other options.

Researching the possibility of mirrors or potentially removal of shrubs and/or replanting. Start with the mirror first and review to see if that solves the problem.

INFORMATION ITEMS:

We had an incident where a young dog picked up some marijuana while being taken for a walk in the community. This is very dangerous for the animals. We don't want to take anybody's rights away but PLEASE be responsible about it. Your fellow resident incurred a huge vet bill to save her dog's life. This could have easily been avoided.

It is a frequent problem that people put their trash behind the dumpster. We also have a problem where people place their trash right in front of the dumpster preventing other residents and trash company from accessing the dumpster. Please don't do that as the trash company will not pick up the trash. Also, again, bulk items have to be brought to the dumpster at the clubhouse.

Please do not call the main office unless it is a true emergency. The main office does not handle the day to day operations of Canterbury Mews. It is up to the onsite staff to handle this and everything will be kicked back to local office anyway.

ARCHITECTURAL REQUESTS:

213 Pratt Court wants to paint their patio enclosure in a light gray color. The resident informed me that this had been approved by a previous board but I have no records of it. Board meeting minutes are only preserved for two years.

This request will be revisited. Resident can leave as it is for time being.

RESALES:

1016 Hillsboro Ct	\$261,500
927 Woodstock Ct	\$293,000
904 Fitch Ct	\$255,000
150 Covered Bridge Ct	\$280,000
516 Swiftwater Ct	\$265,000
149 Covered Bridge Ct	\$265,000

VIOLATIONS:

937 Woodstock Court has window A/C units and broken screens. Management has repeatedly reached out to them and without any response. McGovern Legal Services now sent a letter to the homeowner.

Beginning next week, \$ 10.00 fee every day until resolved.

Rutland Court had two A/C units, temporary. Have since been removed. No concerns at this time.

Additional Information:

Notices provided to residents regarding diseased trees/shrubs that will be removed. Quote approved

Resident with water/sinking patio concerns (616 Hartland). Photos were sent to management office. Quote received to remedy the drainage issue. Quote approved

Aeration – Take a walk with Mike S. to review what needs to be done. Perhaps scale it back. Quote being reviewed.

113 Covered Bridge – Concrete pitching, water collecting issues. Quote being reviewed and checking with another company (Get Lifted)

Resident Questions:

- \$132,000.00 in fire claim on Rutland. Damage was internal. Resident was inquiring how the development was required to pay. Unfortunately, that is how insurance policy works.
- In May, the landscaping was in budget. We are now over budget in the landscaping. This is why we have a reserve. It will be adjusted at the end of the year. Funds came out of operating rather than reserve accounts.
- Inquiring about HOA fees remaining the same during 2025.
- White pipes, can they be painted black? Would this be an added expense?
- Do we need a new flag on the flagpole?
- Sensor on sprinklers? After the heavy rains, the sprinklers came on at 3 or 4 in the morning. Can rain sensors be added? They would need to be monitored if they get clogged.
- New trash company – Gene will reach out to them.