

Canterbury Board Meeting

2/21/22

Closed Session

- Action Item #1: Amendment of the by-laws→ Board is in agreement to send out the information to the Community to change this. We will be able to collect fines and late fees. It will be regular mail.
- Action Item #2: EV vehicle charging → We don't want to lose the grant money. The company is reputable and legit. Approved, going with US Energy Solutions. We will eventually need this. Send over the contracts and then we can follow up on our end.
- Action Item # 3 → Deb would like the meetings to be in-person. Murphy has approved them to continue via zoom, etc. Possibly do some type of hybrid? Gab will reach out to Galman.
- Information Items (911 & 913) → Attorney has reached out. No ADR needed
- Resales → 810 Darrett Court 195,000
- 2029 Deadline→ Gab will reach out to Jon tomorrow
- Jon will need to follow up with M&T Financials.
- Where did we leave off with the Reserve Study? Mike said to give him a call if you have questions. Let's get that done. Gab is working on it.
- Jon and Gene are planning to meet with Mike from Ground Troops Wednesday @ 3:30 p.m. regarding drainage/swale
- Ground Troops contract is expiring. Gab sent it to Galman. We need to revisit the 5 - 7 year plan.
- Deb
- Mike from Ground Troops is also checking out work that was done by Mike M's home. Fence is falling down. Must be so wet it can't hold the fence up.
- Where are we with roofing? Gab reached out to Galman, but they weren't sure who was next. Gab will look into this. She will try to sift through Stephanie's paperwork. Storm brought down a lot of the shaker scallops in the front of the homes. Gab hasn't received any phone calls/complaints about this.
- Some type of beetle was eating and destroying trees. They had to come down.
- Regarding chimneys → we have a report that details which are bad and which need to be updated next. Possibly use Chimneys R Us. Local right around the corner. Get them to prepare a quote.

Public Meeting:

7:00 p.m.

- Eaglephan's iPad
- Lynne 701 Rutland
- Call meeting to order
- Review the meeting notes from January 2022
- Shared out Action Items 1 - 3 → Gab explained what was happening in those areas

- Late fees, people pay however they want
- Change to by-laws will be sent out to community
- Updated information regarding the charging stations, the why, how, benefits, etc.
 - Mike asked to check with the insurance carrier to ensure we are covered. All in all it's a great plan. We just need to make sure we are covered. Perhaps we need a sign. Gab will check and follow up.
 - Move forward with charging stations, pending references. Board agreed
- Gov. Murphy has signed into law that we can continue with Zoom meetings. Proposing to keep it Zoom or some type of hybrid. Planning will continue in this area. Work on board being in person and community Zoom in?
- Discussion of dog issues. Attorney provided c & a letter. ADR was not accepted, they wish to handle it privately.
- Discussion of resale.
- Questions from Community:
 - Terri from 915 → Letter regarding trash in dumpsters. Discussions regarding getting additional dumpsters. Clarification regarding letter: where would cameras go, would this impact HOA because people don't know how to dispose of their trash. Gab: We can't charge fines at this time. Hopefully people paid attention to the letter and things will improve. We would definitely discuss it further prior to it going into action. Angelo is driving around with a broom and is picking trash up. Deb: We have outside people coming into development for use of dumpsters. Try to get tag numbers and provide them to Gab. There have been improvements on Rutland since the letters came out. Graffiti on dumpster at Woodstock and Sterling.
- Letters for cleaning of dryer vents will go out with the by-laws.
- Meeting adjourned at 7:28 p.m.