

# CANTERBURY MEWS CONDOMINIUM ASSOCIATION

BOARD MEETING OF September 11, 2023 7 PM

## AGENDA

APPROVAL OF MINUTES: Approved by Jon, Gene and Deb 10/16/23

## ACTION ITEMS

### ARCHITECTURAL REQUESTS

### RESALES

### VIOLATIONS

### NEW BUSINESS

### CONFIRMATION OF NEXT MEETING

### ADJOURNMENT

#### ACTION ITEM #1

Management is requesting a company credit card for online purchases.

Manager had to pay out of pocket several times for items for Canterbury Mews.

Just recently the manager purchased the water testing sensors and had to pay out of pocket \$566.

- Check with Galman, need a way to take care of the monthly checks and balances.
- Community Question: Will the board need to continue to approve purchases? Yes

#### ACTION ITEM #2

Key deposit for the clubhouse rental needs to be increased. The lock at the front door is very elaborate and \$10 will not cover it. A \$75 refundable deposit is recommended.

- Is a keypad an option?
- Use a guest pass code?
- Current \$190.00 cleaning deposit & 10.00 key deposit.
- Approved

### ACTION ITEM #3:

Speeding in the community is getting out of hand again. There are certain individuals that we can identify that run the stop signs regularly. Management is requesting for residents to take videos and share them with management. A fine structure is requested.

- Drivers are not slowing down.
- Potential cameras?
- Resident Question: Speed bumps? Rumble strips?
- Table it for now....

### ACTION ITEM #4:

We are still having issues with people dumping large items by the dumpsters. Also, boxes are still not broken down. Homeowner's need to remember that all large items need to be brought to the dumpster on Darrett Court. Also, furniture deliveries are dumping old furniture by the dumpsters and contractors not working for Canterbury Mews are leaving their trash at the dumpsters as well. Please discuss how this should be handled.

- Possible cameras - images would go right to Gab.
- Fine if they are identified.
- Roughly \$2500.00, pole etc.
- Cell phone plan would be needed in order to monitor

### ACTION ITEM #5

The gable vent replacement project can start soon. However, many homes have fans, bat deterrent systems or other electrical systems attached to the vent and will have to be removed by the homeowner as the contractor or the community cannot be held responsible if the equipment is damaged. Please discuss a solution how to handle this.

- Two issues → some require you to go into the unit & if the deterrent is there, homeowner will need to reconnect it.
- Release of liability for contractor.
- Gable vent is part of the roof structure - it does not belong to homeowner.
- Send out information about it with election information.

#### ACTION ITEM #6

Schedule annual meeting and election. Jonathan Chase and Deborah Petruzzi's term is expiring.

- Second week in November, both are running again.

#### INFORMATION ITEMS:

GetQuorum has been sending out emails for people register to vote electronically. Please contact management to add your email address to the list.

ARCHITECTURAL REQUESTS: None

DELINQUENCIES See attached delinquent status report

#### RESALES:

126 Covered Bridge Court	\$250,000
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VIOLATIONS: None

#### Other:

- Schedule gated community Q & A - Before a meeting?
- Schedule Kipcon meeting - When are they available?
- Reach out to Twp regarding a list of renters - Are annual inspections taking place, etc.?
- Increase Angelo's rate of pay to \$25.00
- Continued conversation about chimney and stucco repair work.

#### Attendees:

Lisa's Assello iPad 717 Rutland Court

Barbara Pandorff 403 Peppermill Court

Sharon Dziergowski - Rutland Court

## Community Questions:

- During swale project, light pole was knocked down. Contractor will be paying for it and it is on back-ordered.
- Sap tree removal - damaging vehicles. Some of them are also dead.
- Covered Bridge project - Asphalt project, additional parking spaces.
- Are all of the projects within budget?
- Snow removal could impact fees in the future.
- Are we anticipating an HOA increase for 2024?
- It's getting hard for single family fixed income residents to remain here.
- Barb asking about a tree - Is this an approved tree for replanting? Will it be a root issue?
- Lisa - New deck: Who is responsible to stain. One year for wood to age. Angelo will stain. Association is responsible for staining and maintaining the wood. Wood will be sealed not stained.
- Holes in wood from bees - will it be repaired.
- Damaged asphalt in Covered Bridge. When it rains there is a lot of water. It is currently being addressed.
- Check with Tom about chimneys that were already replaced - they are leaning/detaching from buildings
- Railing for Rutland?
- Four quotes from Groundtroops - Were they all approved?
- Regal update/response - Parallell moving forward?