

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
BOARD MEETING OF September 9 at 7:00 pm

APPROVAL OF MINUTES from August - Approved

AGENDA

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

Board Members in Attendance:

Mike McKeage

Eugene Brooks

Anna Grant

Deb Petruzzi

Jon Chase

Gabrielle Steffen (Property Manager)

Development Attendees:

Barbara Pandorf - 403 Pepper Mill Court

ACTION ITEM # 1

There are some hairline fractures in the kiddie pool and this is something that will need to be taken care of so the pool doesn't start leaking. The main pool should be cleaned, polished and painted to get another 5 years or so out of the pool. The coping on the main pool is also in need of replacement as the plates are shifting. Two proposals are in the board package.

- Get away without painting main pool for the next year or two.
- Kiddie pool:
 - o Plaster should be guaranteed for a certain number of years?
 - o Check previous paperwork.
 - o Should it need to be done within a decade?
 - o Hairline fractures
 - o Two quotes
 - o Coping is in good shape
 - o Cracked concrete?
 - o Try to set up meeting with the owner of A & E at the pool. Try to set up for the first week of October, any day,
 - No life guards
 - Not a real shallow end
 - Age of kiddie pool

Community Feedback:

- Is this in budget with the pool budget?

ACTION ITEM #2

The chimney project needs to restart. We have \$60,000 in the budget. We already have a blue print that was drawn this year for 419 Pepper Mill Court. The approximate cost will be between \$30,000 and \$35,000 depending on when we will do the project. The price is approximately only as the prices for construction material varies from week to week.

- Do we have sufficient quotes
- KIG shared it will be about \$30/35k per chimney
- No plaster/would be siding
- Regal was around \$20k+/-

- Have KIG identify two that definitely need to be done next (**emergency repairs**)
- Budget item is currently \$60k?
- Sufficient bids – How many do we need?
- Send Gab the address for Lisa's old house.

Motion approved.

INFORMATION ITEMS:

The management office will be closed from September 20th until 24th. As this is for a medical reason it may stay closed for possibly another day. Maintenance will be present during those days.

The annual election is coming up in November. Michael McKeage's turn is up. Notices will be sent out via email and regular mail. If you would like to serve on the board, please fill out the petition of candidacy once you receive it.

Speaking of election, I know many of us are anxious about the upcoming federal election. However, by our by-laws no signage is allowed in the community. Please remove them or maintenance will remove them and throw them out. Sorry.

- There are two Trump signs located in Rutland Court.
- Signs will be removed 9/10/24 by Angelo

Just a friendly reminder that the dryer vent certificates are due by October 31st. Cleaning is due every two years.

ARCHITECTURAL REQUESTS:

315 Whittier Court wants to install railing at owner's expense. The owner is a senior and should be accommodated.

- Development will cover the cost of the railing. HOA will cover the cost.
- Steps are not attributed to any particular building.

Motion approved

915 Woodstock court would like to replace the tree that was taken down with a crepe myrtle.

- Currently an empty spot.

Motion approved

Crepe Myrtle to be planted by Deb's house. Table it for now

Check the distance of the newly planted crepe myrtles.

RESALES:

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

Houses are typically on the market for about six days.

VIOLATIONS:

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

Community Feedback:

- Have there been any discussions about HOA fee increases?
- Discussions of 3% to 5%
- Galman sets this information, and then the board votes on it.
- One voted on, how are the increased rates established? Do we create a chart, etc.?
- Due diligence that happens between engineer surveys and preventative measures.

Meeting adjourned at 7:26 p.m.