

Canterbury Village Condominium Association
Board of Trustees Meeting
6:06 – 7:45 p.m., Tuesday, April 25, 2023

Meeting started at 6:06 PM, in attendance, Kim Dilts, Bill Telzerow, Dave Franklin, and Keith Simpson. Excused were Kelly Sierra, and Deborah Ferris for reason. Also in attendance was Ann Hasbach, and Janice Snyder.

Landscaping-

At 2556 GS American Pride (AP) has been running their lawnmowers over roots and overflow gutter pipes. Soil erosion problem here needs to be addressed, possibly to include non-turf grass planting.

Item of safety of grass fertilizer/weed killer sprayed through contractor of American Pride was initially answered as safety of pets and small children okay after solution has dried...? Communication with AP is less than poor.

2537 GL complained about AP parking their trucks and trailers in guest parking and blocking road. This provides a safety hazard by partially blocking the road for emergency vehicles that may need access. Logical location for AP is in the Cul-de-sac. Precluding instances of blocked roads.

Observation of 3NL (landscape contractor) having no safety equipment, or practices when cutting down trees... Kim agreed to contact 3NL regarding safety practices.

The condo at 2569 GS is showing signs that birds may be nesting in the soffit... Will investigate further.

2621 GS has requested permission to install outdoor lighting on the pathway. An electrician would have to perform. Board agreed to okay as long as there is a proposal written by a licensed company that could be viewed by the Board. TBD.

The Board agreed to investigate the use of a CV Newsletter to be published on a regular basis, keeping the residents informed of anything/everything. Bill will investigate further, looking at potential software to be used, and whether to paper publish, or electronically publish.

2556 GS requested permission to plant flowers (perennials). Board agreed to okay. CV Declarations encourage the planting of flowers if landscape is not modified from current design.

Garage/Yard sale is scheduled for June 10, checking with Deborah to ensure Lisa Austin will be reimbursed for any outlay of monies...

Dave requested that contractors performing work in CV do not start until 8 AM. Deborah will handle.

The Board had a lively discussion about getting a scribe to perform administrative duties, while not being a Board member.

Given the ongoing issues with American Pride, Ann suggested looking into another company to perform landscaping in CV. The Board agreed.

The monthly meeting adjourned at 7:45 PM.

Balance Sheet

Portfolios: Canterbury Village Condominium

As of: 04/30/2023

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Checking Account	53,597.04
Reserve Account	78,658.00
Total Cash	132,255.04
Accounts Receivable	3,145.00
TOTAL ASSETS	135,400.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	8,793.00
Reserve Funding	78,658.00
Total Liabilities	87,451.00
Capital	
Beginning Balance Equity	44,320.00
Retained Earnings	-30,360.47
Calculated Retained Earnings	42,645.09
Calculated Prior Years Retained Earnings	-8,655.58
Total Capital	47,949.04
TOTAL LIABILITIES & CAPITAL	135,400.04

Income Statement Compared with Budget

Portfolios: Canterbury Village Condominium

As of: Apr 2023

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget	YTD \$ Var.
Income				
Assessments	22,200.00	88,800.00	266,400.00	-177,600.00
Gain/(Loss): Morgan Stanley	702.74	2,050.46	1,800.00	250.46
Interest Income	0.00	0.00	150.00	-150.00
Late & Misc. Fees	0.00	350.00	500.00	-150.00
Total Operating Income	22,902.74	91,200.46	268,850.00	-177,649.54
Expense				
Animal/Pest Control	0.00	0.00	5,500.00	5,500.00
Bank Charges	18.37	81.09	200.00	118.91
Building Maintenance	3,979.36	5,770.61	60,000.00	54,229.39
Electric	124.09	515.03	1,500.00	984.97
Landscape/Off Contract	1,894.81	1,194.81	12,600.00	11,405.19
Information Tech	0.00	204.96	400.00	195.04
Insurance Expense	2,418.25	9,673.00	23,000.00	13,327.00
Irrigation Maintenance	0.00	2,011.50	4,000.00	1,988.50
Landscape Maintenance Contract	272.21	1,003.45	50,550.00	49,546.55
Management Fee	1,379.16	5,516.64	16,550.00	11,033.36
Office Expense	78.78	754.72	400.00	-354.72
Professional Services	0.00	1,440.00	500.00	-940.00
Snow Removal	0.00	13,997.13	4,000.00	-9,997.13
Trash	1,384.50	5,640.92	15,000.00	9,359.08
Water & Sewer	77.22	534.83	4,000.00	3,465.17
Software Fee	54.17	216.68	650.00	433.32
Total Operating Expense	11,680.92	48,555.37	198,850.00	150,294.63
Total Operating Income	22,902.74	91,200.46	268,850.00	-177,649.54
Total Operating Expense	11,680.92	48,555.37	198,850.00	150,294.63
NOI - Net Operating Income	11,221.82	42,645.09	70,000.00	-27,354.91
Total Income	22,902.74	91,200.46	268,850.00	-177,649.54
Total Expense	11,680.92	48,555.37	198,850.00	150,294.63
Net Income	11,221.82	42,645.09	70,000.00	-27,354.91