

**Canterbury Village Condominium Association**  
**Board of Trustees Meeting Minutes**  
**6:00 PM, Tuesday, January 30, 2024**  
(January meeting was postponed 1 week due to illness)

Meeting called to order at 6:15 pm, at 2595 GS. Attending were Board Members Bill Telzerow, Dave Franklin, Kim Dilts and Ann Hasbach (Keith Simpson absent without notice) and PA Property Manager Deborah Ferris.

Approved minutes from previous month

**Old Business/Follow-up**

- Reviewed snow removal event 1/19 - Overall positive comments
- Streetlight problems - work order for Sonas to check
- Gutter cleaning - delayed by vendor; reschedule pending
- Insurance policy proposal approved by Board
- Letter will go to all owners regarding concerns that have been brought to Board attention, including trash cans left outside, late removal of holiday decorations, garden trash left in common areas
- Exterior painting estimates will be solicited to plan reserve budget
- Road & driveway sealing planned for this year

**Financial**

- Reserve Fund: amount available to contribute pending final year-end financials

**New Business**

- Annual meeting set for Feb 27 at Courtyard Marriott Beaver creek. Deborah will mail the required information to owners.
- Discussed new web e-mail system for board, how it's working, possible tweaks and ways to improve board communication efficiency
- Discussed need to update/improve contact list for CV community e-mails
- Website information will be updated once reviewed by the board. Dave proposed adding Announcements page; Dave will talk about Website at upcoming Annual Meeting

**Other**

Residents continue to enjoy the monthly social (January coffee & donuts). Discussed resident committee to help plan future events.

"Little Free Library" box proposed, Yvonne Franklin would coordinate effort.

Discussed Newsletter ideas.

**Annual Meeting**

Tuesday February 27<sup>th</sup>. 6PM – 8PM

Courtyard Dayton Beaver creek, 2777 Fairfield Commons Blvd.  
Beaver creek, Ohio 45431

Meeting adjourned 7:45 pm

Next Meeting: Annual Member Meeting, Tuesday, February 27, Courtyard Marriott, Beaver creek

# Balance Sheet

Portfolios: Canterbury Village Condominium

As of: 01/31/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Checking Account	48,716.99
Reserve Account	80,438.23
<b>Total Cash</b>	<b>129,155.22</b>
Accounts Receivable	4,945.00
<b>TOTAL ASSETS</b>	<b>134,100.22</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Assessments	7,503.00
Reserve Funding	80,438.23
<b>Total Liabilities</b>	<b>87,941.23</b>
<b>Capital</b>	
Beginning Balance Equity	44,320.00
Retained Earnings	-32,140.70
Calculated Retained Earnings	12,332.59
Calculated Prior Years Retained Earnings	21,647.10
<b>Total Capital</b>	<b>46,158.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>134,100.22</b>

# Income Statement Compared with Budget

Portfolios: Canterbury Village Condominium

As of: Jan 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget	YTD \$ Var.
<b>Income</b>				
Assessments	22,200.00	22,200.00	266,400.00	-244,200.00
Gain/(Loss): Morgan Stanley	258.45	258.45	0.00	258.45
Late & Misc. Fees	0.00	0.00	500.00	-500.00
<b>Total Operating Income</b>	<b>22,458.45</b>	<b>22,458.45</b>	<b>266,900.00</b>	<b>-244,441.55</b>
<b>Expense</b>				
Animal/Pest Control	0.00	0.00	6,000.00	6,000.00
Bank Charges	17.70	17.70	225.00	207.30
Building Maintenance	228.28	228.28	60,000.00	59,771.72
Electric	193.45	193.45	1,500.00	1,306.55
Landscape/Off Contract	0.00	0.00	12,000.00	12,000.00
Information Tech	0.00	0.00	250.00	250.00
Insurance Expense	0.00	0.00	35,000.00	35,000.00
Irrigation Maintenance	0.00	0.00	10,000.00	10,000.00
Landscape Maintenance Contract	4,207.29	4,207.29	56,549.00	52,341.71
Management Fee	1,433.33	1,433.33	17,522.00	16,088.67
Office Expense	5.29	5.29	500.00	494.71
Professional Services	0.00	0.00	2,000.00	2,000.00
Snow Removal	2,350.00	2,350.00	5,000.00	2,650.00
Trash	1,613.30	1,613.30	17,500.00	15,886.70
Water & Sewer	77.22	77.22	8,200.00	8,122.78
<b>Total Operating Expense</b>	<b>10,125.86</b>	<b>10,125.86</b>	<b>232,246.00</b>	<b>222,120.14</b>
Total Operating Income	22,458.45	22,458.45	266,900.00	-244,441.55
Total Operating Expense	10,125.86	10,125.86	232,246.00	222,120.14
<b>NOI - Net Operating Income</b>	<b>12,332.59</b>	<b>12,332.59</b>	<b>34,654.00</b>	<b>-22,321.41</b>
Total Income	22,458.45	22,458.45	266,900.00	-244,441.55
Total Expense	10,125.86	10,125.86	232,246.00	222,120.14
<b>Net Income</b>	<b>12,332.59</b>	<b>12,332.59</b>	<b>34,654.00</b>	<b>-22,321.41</b>