

Board Meeting notes Tuesday, June 27, 2023

Meeting began 6:00pm

Attending: Bill Telzerow Ann Hasbach, Kim Dilts, Dave Franklin, Keith Simpson, Deborah Ferris, and homeowner Julia Hall

Homeowner Julia Hall (2669GS) asked the board to consider asking dog owners to avoid yard space, and especially garden beds, for toileting. Board decision on how to handle is pending, possibly item in next newsletter. Question of enforcement is primary concern, especially with many dog walkers being from surrounding neighborhoods.

Bill apologized for not getting minutes distributed or posted on website for May meeting. Board member Dave Franklin offered to take on website management and keep it updated. Motion was made and passed.

The future board meeting date will be July 25; at 2595 GS and updated on website.

Discussion of how Condo Rules are enforced. Deborah sends letter to notify. Discussed using newsletter also to remind homeowners of specific rules.

Deborah sends welcome letter to new residents. Will supply sample of letter to board.

Streetlights on Greenlefe and Greenside are still inoperative. Deborah is working with Metronet & USIC to resolve; trying to determine who is responsible for repair.

Three new concrete stoops completed by Vandalia. Additional concrete work still to be done by Sonas.

Insurance: Nationwide is getting out of condo market so Deborah is investigating new condo insurance providers.

Board okayed joining the local electric aggregate program for our common areas.

Landscape

Kim provided a list of tasks accomplished around the complex over the past month.

Awaiting proposal from Deeply Rooted Landscapes for courtyard area and soil erosion problem behind GS building.

AP trimming in process as of 6/27. Pink flags were placed where trimming was not wanted. Edging beds and mulching to follow when trimming complete.

Pop-up drain covers damaged by mowers to be replaced by AP. Count needed.

AP not able to park truck & trailer in cul-de-sac when Sono's vehicles are there.
Deborah will check with Sonas and try to resolve.

Irrigation system: Deborah to contact Sunrise about ongoing, excessive water puddling and draining along Greenlefe to determine if it's from irrigation lines. Photos provided to Deborah.

Board will be reviewing contract with American Pride to adjust contract verbiage. Will also explore other options for landscape maintenance.

CV Social gathering is being planned for Thursday, July 20, 7pm, in the common area at the corner of Greenside and Greenlefe. Rain date will be July 27. A notice will go to homeowners via the newsletter.

Meeting adjourned at 7:35 PM

Balance Sheet

Portfolios: Canterbury Village Condominium

As of: 06/30/2023

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Checking Account	62,201.53
Reserve Account	78,202.19
Total Cash	140,403.72
Accounts Receivable	4,185.00
TOTAL ASSETS	144,588.72
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	5,025.00
Prepaid Assessments	8,733.00
Reserve Funding	78,202.19
Total Liabilities	91,960.19
Capital	
Beginning Balance Equity	44,320.00
Retained Earnings	-29,904.66
Calculated Retained Earnings	46,868.77
Calculated Prior Years Retained Earnings	-8,655.58
Total Capital	52,628.53
TOTAL LIABILITIES & CAPITAL	144,588.72

Income Statement Compared with Budget

Portfolios: Canterbury Village Condominium

As of: Jun 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	133,200.00	266,400.00	-133,200.00
Gain/(Loss): Morgan Stanley	941.93	1,594.65	1,800.00	-205.35
Interest Income	0.00	0.00	150.00	-150.00
Late & Misc. Fees	200.00	750.00	500.00	250.00
Total Operating Income	23,341.93	135,544.65	268,850.00	-133,305.35
Expense				
Animal/Pest Control	0.00	4,301.37	5,500.00	1,198.63
Bank Charges	17.53	117.45	200.00	82.55
Building Maintenance	7,477.25	15,409.36	60,000.00	44,590.64
Electric	119.94	756.25	1,500.00	743.75
Landscape/Off Contract	0.00	2,739.96	12,600.00	9,860.04
Information Tech	20.00	224.96	400.00	175.04
Insurance Expense	2,418.25	14,509.50	23,000.00	8,490.50
Irrigation Maintenance	3,344.00	7,186.26	4,000.00	-3,186.26
Landscape Maintenance Contract	3,944.41	9,404.67	50,550.00	41,145.33
Management Fee	1,379.16	8,274.96	16,550.00	8,275.04
Office Expense	10.40	780.01	400.00	-380.01
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	1,436.50	8,513.92	15,000.00	6,486.08
Water & Sewer	83.01	695.06	4,000.00	3,304.94
Software Fee	54.17	325.02	650.00	324.98
Total Operating Expense	20,304.62	88,675.88	198,850.00	110,174.12
Total Operating Income	23,341.93	135,544.65	268,850.00	-133,305.35
Total Operating Expense	20,304.62	88,675.88	198,850.00	110,174.12
NOI - Net Operating Income	3,037.31	46,868.77	70,000.00	-23,131.23
Total Income	23,341.93	135,544.65	268,850.00	-133,305.35
Total Expense	20,304.62	88,675.88	198,850.00	110,174.12
Net Income	3,037.31	46,868.77	70,000.00	-23,131.23