

Canterbury Village Condominium Association
Board of Trustees Meeting Minutes
6:00 PM, Tuesday, November 24, 2024

Called to order at 5:53 PM. Bill, Dave and Kim in attendance, with Ann and Keith absent with permission.

Discussed at length to pull back and let new property manager/company perform as they should...

Minutes from last meeting approved by all...

Landscaping is over for the year, and complete in October.

Budget discussed, especially regarding Insurance. Agreement to carry forward to Dec 10th meeting for any additional information or modification if necessary.

Regarding 2519 GL, Owner's daughter making noise that Association should be responsible for severe damage to lower rear of home. This situation has been ongoing for three to five years.

Question regarding potential to install rear patio door on as is rotted wood?

Discussion among members as to whether solution may lead to HOA paying for repairs before building degradation worsens even more, then placing lien on home?

Decision that Eric take over, and board members pull back.

After inspection by Pipestone Chimney, decision made that both 2563 and 2575 GL require new chimney caps. HOA ordering stainless steel version...

Members agreed to hold off on additional discussion/decisions for streetlight repair on GL until Dec 10 meeting.

2523 GL, some wood rot at rear of condo, owners willing to fund to speed up process; situation turned over to Eric.

Members agreed that Annual Meeting needs discussion during the Dec 10 meeting.

Reoccurrence of rude solicitation has not happened.

Discussion with Eric during 10 Dec meeting regarding repair, etc of

decks...who's responsible?

Streetlight at entrance still in question as to source of problem not going off...

Ann and Kim will check on two large bushes at entrance blocking "canterbury Village" sign.

Dave called for meeting adjournment, and Bill seconded at 7:05; Kim Ayed!

Eclipse Financials - Balance Sheet

Properties: CNTB - Canterbury Village COA - Canterbury Village COA PO Box 750310 Dayton, OH 45475

As of: 11/30/2024

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
11000	Operating Bank Account - First Citizens 4635	10,587.89		10,587.89
15000	Reserve Bank Account - First Citizens 4643		127,545.73	127,545.73
Total Cash		10,587.89	127,545.73	138,133.62
TOTAL ASSETS		10,587.89	127,545.73	138,133.62
			<i>123,000</i>	
LIABILITIES & CAPITAL				
Liabilities				
Total Liabilities		0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		24.52	24.52
23001	Reserve - General		127,521.21	127,521.21
Total RESERVE		0.00	127,545.73	127,545.73
Calculated Retained Earnings		3,087.89	0.00	3,087.89
Calculated Prior Years Retained Earnings		7,500.00	0.00	7,500.00
Total Capital		10,587.89	127,545.73	138,133.62
TOTAL LIABILITIES & CAPITAL		10,587.89	127,545.73	138,133.62