

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, August 26, 2025, at 6:00 p.m.

2560 Greenlefe Dr. Beavercreek, OH

Minutes

1) **CALL TO ORDER / ATTENDANCE:**

- 2) The regular meeting was called to order by David Franklin, President/Treasurer, at 6:02 p.m. at the location noted above. Board Members in attendance were Bill Telzerow, Board Member, Kim Dilts, Board Member, and Ann Hasbach. Keith Simpson, a Board Member, was not in attendance. Eric Ernst with Eclipse was also present.

REVIEW AND APPROVAL OF MINUTES:

- a. The minutes of the Board of Trustees meeting held on July 22nd, 2025, were presented for review and were previously approved.

3) **REVIEW AND APPROVAL OF FINANCIAL REPORTS:**

- a. The draft financial report for July 2025 was presented for review. Eric Ernst with Eclipse reviewed the financials and delinquencies. There was a question about the trash service line-item increase, and Eric Ernst with Eclipse will report back on his findings. The delinquencies were reviewed closely, with only two left, and the latest actions taken by the finance director of Eclipse were reviewed. David Franklin moved to accept the financial reports as presented. Bill Telzerow seconded. All were in favor, and the motion carried.

4) **MANAGEMENT REPORT:**

- a. **Violation Report** – Eric Ernst with Eclipse reviewed the violation report. 2536 GS still has existing violations. This unit is also in collections. Eric Ernst with Eclipse will contact K&C to review next steps since right now the fines are included in the balance they are collecting through assessment recovery. It is uncertain at what point the association should just correct the issue and assess it to the owner.
- b. **Architectural Report** – No applications to review.

5) **OLD BUSINESS:**

- a. Completed- 2519 GL- Damage above the windows caused by water from the corner gutter. (Dead tree in front-pending.)
- b. David Franklin will notify the owner that the project is scheduled for August 27th. A-1 proposal- The uneven sidewalk gets slick, and the sidewalk has sunk. They are working on the lawn and putting down grass seed.
- c. 2519 GL Scheduled for August 30th, 2025- Statewide Roofing proposal- Leak in the front wall near the fireplace.
- d. David Franklin will check out the back deck (painting) at 2627 Greenside Drive. Decks are painted, not stained.
- e. Reserve Study- We are still on track for the quoted late September/early October timeframe

6) **NEW BUSINESS:**

- a. Landscape/Snow Contracts.
1. US Lawns- Eric Ernst with Eclipse will set up another meeting with the board to review the “à la carte” feature of the proposal. They also wanted to discuss the possibility of building a future relationship with a multi-year contract if the cost can come within their budget range.
 2. Acer-still under review
 3. A-Z-still under review
- b. Gomes bid for 2559 GS in the approval flow.
- c. Gomes bid for general maintenance- This bid was accepted as a trial until the end of the year, and the board acknowledged there is a 30 day cancellation notice.
- d. Gomes bid for 2569 GS and 2590 GS- Scheduled August 27th.

- e. Sod/seed for lawn renovation- Kim Dilts and Ann Hasbach discussed a hydroseed plan for renovating different areas of the lawn throughout the community.

7) **NEXT MEETING DATE:**

- a. The next meeting will be held on Tuesday, September 23rd, 2025, at 6:00 p.m. at 2586 Greenside Dr.

8) **ADJOURNMENT**

- a. Dave Franklin made a motion to adjourn, and Bill Telzerow seconded. There being no further business to be brought before the Board, the meeting was adjourned at 7:46 p.m.

Eclipse Financials - Balance Sheet

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

As of: 08/31/2025

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
11000	Operating - First Citizens #4635	17,156.80		17,156.80
15000	Reserve - First Citizens #4643		70,275.12	70,275.12
	Total Cash	17,156.80	70,275.12	87,431.92
	TOTAL ASSETS	17,156.80	70,275.12	87,431.92
LIABILITIES & CAPITAL				
Liabilities				
	Total Liabilities	0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		135.76	135.76
23001	Reserve - General		70,139.36	70,139.36
	Total RESERVE	0.00	70,275.12	70,275.12
	Calculated Retained Earnings	4,010.32	0.00	4,010.32
	Calculated Prior Years Retained Earnings	13,146.48	0.00	13,146.48
	Total Capital	17,156.80	70,275.12	87,431.92
	TOTAL LIABILITIES & CAPITAL	17,156.80	70,275.12	87,431.92

Income Statement

Eclipse Community Management, LLC

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

As of: Sep 2025

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Selected Month	Year to Month End
Operating Income & Expense			
Income			
40000	INCOME		
41000	Assessment	20,700.00	204,250.00
41600	Prepaid Assessment	-6,900.00	-7,108.00
42000	Operating Account Interest	0.00	5.80
44000	Late Fee	0.00	250.00
44100	Late Fee Interest Charge	0.00	40.75
46000	Shared Maintenance	0.00	108.00
48000	NSF Fees Collected	0.00	10.00
40000	Total INCOME	13,800.00	197,556.55
Total Operating Income		13,800.00	197,556.55
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	0.00	-7,200.00
50000	Total RESERVE CONTRIBUTION	0.00	-7,200.00
60000	UTILITY EXPENSE		
61000	Electric	219.64	1,834.46
63000	Water / Sewer	1,616.96	4,338.00
64000	Trash	2,163.56	23,428.09
60000	Total UTILITY EXPENSE	4,000.16	29,600.55
70000	MAINTENANCE		
75000	General Maintenance	6,426.00	43,363.63
75500	Extermination	0.00	5,067.14
70000	Total MAINTENANCE	6,426.00	48,430.77
80000	GROUNDS		
81100	Landscape - Contract	4,010.00	36,090.00
81700	Irrigation - Contract	0.00	1,715.00
82100	Landscape - Non-contract	0.00	5,655.81
82700	Irrigation - Non-contract	0.00	2,241.00
84000	Snow Removal	0.00	4,000.00
80000	Total GROUNDS	4,010.00	49,701.81
90000	ADMIN		
91100	Professional Management	1,550.00	13,950.00
91400	Copies	0.00	88.60
91500	Postage / Mailing	51.15	707.90
92100	Insurance	0.00	55,788.41
93100	Legal	0.00	900.00
94100	Accounting	0.00	375.00
94302	Income Tax	0.00	671.00

Income Statement

Account Number	Account Name	Selected Month	Year to Month End
94400	Reserve Study	0.00	1,900.00
94600	Corporate Transparency	0.00	400.00
95000	Social Activities	0.00	12.00
98000	Bank Charge	0.00	-10.00
99999	Miscellaneous Admin	0.00	467.50
90000	Total ADMIN	1,601.15	75,250.41
	Total Operating Expense	16,037.31	195,783.54
	NOI - Net Operating Income	-2,237.31	1,773.01
	Other Income & Expense		
	Other Income		
21000	Reserve - Transfer In	0.00	47,405.62
	Total Other Income	0.00	47,405.62
	Other Expense		
30000	RESERVE EXPENSE		
33001	Reserve Expense - General	0.00	47,405.62
30000	Total RESERVE EXPENSE	0.00	47,405.62
	Total Other Expense	0.00	47,405.62
	Net Other Income	0.00	0.00
	Total Income	13,800.00	244,962.17
	Total Expense	16,037.31	243,189.16
	Net Income	-2,237.31	1,773.01