

CANTERBURY VILLAGE COA

Annual Meeting of the Members

Tuesday, February 11, 2025, at 6:00 p.m.

Courtyard By Marriott

2777 Fairfield Commons Blvd.

Beavercreek, OH 45431

Minutes

1) CALL TO ORDER

- I. The meeting was called to order at 6:08 p.m. at the location noted above. Board Members in attendance were Bill Telzerow, President, David Franklin, Treasurer, Kim Dilts, Board Member, Ann Hasbach, Board Member, and Keith Simpson, Board Member. A sign-in list of owners in attendance was recorded and is incorporated by reference. Eric Ernst was present representing Eclipse Community Management.

2) PROOF OF NOTICE AND QUORUM

- a. Eric Ernst provided the proof of notice that was mailed to all owners of record. The quorum of 25% was met with the membership present in person and by proxy.

3) MINUTES OF PRIOR MEETING

- a. The minutes of the annual meeting held on February 27, 2024, were presented and reviewed. Dave Franklin motioned to accept the minutes as presented. Bill Telzerow seconded. All were in favor, and the motion carried.

4) REPORTS OF OFFICERS

- a. Board Report
 - i. The president introduced Eric Ernst, the new Property Manager from Eclipse.
 - ii. Ann Hasbach discussed last year's and this year's Landscape projects/programs
 - iii. Dave Franklin briefed financial status.
 1. The financials for the period ending January 2025 were presented by David Franklin. A copy of the balance sheet and budget comparison report, year to date, was provided to all in attendance.
- b. Management Report
 - i. Bill Telzerow discussed why and how Canterbury changed Property Management companies.

5) ELECTION OF TRUSTEE:

- a. Nominations from the floor.
 - i. None presented.
- b. Ballot Voting
- c. Three positions for the Board are required and the following Board members have agreed to continue for a two-year term ending the 2027 Annual Meeting; The three positions open for election were filled by the current sitting members.
 - i.
 1. President, Bill Telzerow
 2. Treasurer, Dave Franklin
 3. Board Member, Keith Simpson

6) OLD BUSINESS

a. Windows

- i. Bill Telzerow reviewed the obligation of residents to keep up on window maintenance and reviewed some outstanding projects. The discussion was opened, and the residents voiced their concerns with window replacement projects throughout the community. No motions were made because of the discussion.

b. Trash Bins

- i. Bill Telzerow discussed the discovery of Rumpke charging for 74 green bins when not everyone has one. He is compiling a list of addresses that do NOT have any recycling bin/cart, as well as a list of those who just want to swap the red bin for a green cart.

7) NEW BUSINESS

- a. There was a discussion held surrounding the potential painting of Canterbury in 2025/2026. Eric Ernst with Eclipse is researching financing options for the project, no motions were made because of the discussion.

b. Painting Mailboxes

- i. A resident brought up the need to paint the mailbox clusters in the community. He volunteered to research the issue with the USPS and do the painting if approved.

8) ADJOURNMENT

- a. There being no further business to be brought before the Board, the meeting was adjourned at 7:38 p.m.

Eclipse Financials - Balance Sheet

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

As of: 02/28/2025

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	4,896.99		4,896.99
15000	Reserve Bank Account - First Citizens #4643		100,491.44	100,491.44
Total Cash		4,896.99	100,491.44	105,388.43
TOTAL ASSETS		4,896.99	100,491.44	105,388.43
LIABILITIES & CAPITAL				
Liabilities				
Total Liabilities		0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		46.46	46.46
23001	Reserve - General		100,444.98	100,444.98
Total RESERVE		0.00	100,491.44	100,491.44
Calculated Retained Earnings		-8,249.49	0.00	-8,249.49
Calculated Prior Years Retained Earnings		13,146.48	0.00	13,146.48
Total Capital		4,896.99	100,491.44	105,388.43
TOTAL LIABILITIES & CAPITAL		4,896.99	100,491.44	105,388.43

Income Statement

Eclipse Community Management, LLC

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

As of: Feb 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	21,170.00	44,465.00
41600	Prepaid Assessment	-5,170.00	-315.00
42000	Operating Account Interest	0.25	1.02
44000	Late Fee	0.00	50.00
40000	Total INCOME	16,000.25	44,201.02
Total Operating Income		16,000.25	44,201.02
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	2,850.00	-24,300.00
50000	Total RESERVE CONTRIBUTION	2,850.00	-24,300.00
60000	UTILITY EXPENSE		
61000	Electric	172.64	522.59
63000	Water / Sewer	80.72	168.74
60000	Total UTILITY EXPENSE	253.36	691.33
70000	MAINTENANCE		
75000	General Maintenance	125.00	755.00
70000	Total MAINTENANCE	125.00	755.00
80000	GROUNDS		
81100	Landscape - Contract	0.00	4,010.00
84000	Snow Removal	4,820.00	8,220.00
80000	Total GROUNDS	4,820.00	12,230.00
90000	ADMIN		
91100	Professional Management	1,550.00	3,100.00
91400	Copies	88.60	88.60
91500	Postage / Mailing	189.09	256.36
92100	Insurance	0.00	55,788.41
93100	Legal	0.00	750.00
94600	Corporate Transparency	0.00	400.00
99999	Miscellaneous Admin	267.50	467.50
90000	Total ADMIN	2,095.19	60,850.87
Total Operating Expense		10,143.55	50,227.20
NOI - Net Operating Income		5,856.70	-6,026.18
Total Income		16,000.25	44,201.02
Total Expense		10,143.55	50,227.20

Income Statement

Account Number	Account Name	Selected Month	Year to Month End
	Net Income	5,856.70	-6,026.18