

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, May 27, 2025, at 6:00 p.m.

2573 Greenside Dr. Beavercreek, OH

Minutes

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

- a. The regular meeting was called to order by David Franklin, Treasurer, at 6:03 p.m. at the location noted above. Board Members in attendance were Bill Telzerow, President, Kim Dilts, and Board Member, Ann Hasbach. Keith Simpson, a Board Member, was not in attendance. Lisa and Steven Austin also attended the meeting.

2) **REVIEW AND APPROVAL OF MINUTES:**

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

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

- a. The draft financial report for April 2025 was presented for review. Eric Ernst with Eclipse reviewed the financials and delinquencies, focusing on 2591 Greenlefe Drive. He outlined the collection process and current balance. 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. The board asked that 2536 GS be notified about the cluttered area in the back, in addition to the additional notices to handle the broken garage door window and the cleanup of the driveway.
- b. **Architectural Report** – No applications to review.

5) **OLD BUSINESS:**

- a. Garage Door Painting. The board previously agreed to not have John Henry paint the garage doors with the Fall painting project. John Henry will be painting 7 buildings – (2669 GS to 2593 GS, to 2547 GL.)
- b. The sewage line project at 2593 GS has been completed.
- c. Saturn Electric has fixed the streetlight flashing problem at the entrance to Canterbury.
- d. Dave Franklin will speak to the owners of 2556 GS about the mud issue at the rear of the property.
- e. The board has decided to have the shutters removed as they break or become dislodged from the building. John Henry will remove any remaining shutters as the painting project is completed.
- f. Eric Ernst with Eclipse acknowledged not receiving any applications for residents parking in guest parking (three car rule).
- g. Eric Ernst with Eclipse will notify the residents at 2535 GL that no action can be taken to prevent children (non-CV) from playing in the rear of the residence.
- h. The current window replacement project list will be coordinated with the building painting and is weather-dependent.
- i. Eric Ernst with Eclipse will plan/schedule for the Spring Walk around (Maintenance)

6) **NEW BUSINESS:**

- a. Acer Landscaping will arrange to roll on some blacktop sealer for a list of driveways that were damaged by the snow plowing over the winter. They need 3-4 days, depending on temperature and sun exposure.

- b. The board discussed the 4 addresses needing concrete steps fixed. Star City was out this morning, and a quote will be put in the approval flow.
- c. The board approved gutter cleaning with Gutte Kings in the approval flow. However, they asked Eclipse to clarify the quote based on areas with gutter guards and no trees.
- d. The board agreed to have K&C write a letter to 2519 GL to set a timeline for ordering windows and neglected maintenance. David Franklin moved to approve. Bill Telzerow seconded. All were in favor, and the motion carried.
- e. The board inquired about the irrigation repairs. Eric Ernst with Eclipse informed the board that a work order has been issued to Sunrise Irrigation.
- f. The board requested to know when Go2-pros will renew the rest of the termite bait traps. They also requested to know ahead of time when Go2Pros will be onsite.
- g. The board wants to work on overall improved communication between owners and management.
- h. Bill Telzerow, President, stated that he will put out the Newsletter in the next day or two.
- i. Eric Ernst with Eclipse has scheduled the garage sale on the Apollo Calendar, which is on June 14, 2025.
- j. Bill Telzerow had some BIG NEWS; he submitted his resignation as Board President effective immediately. He nominated Dave Franklin as President, and it was seconded by Ann Hasbach. All were in favor, and Dave Franklin was appointed President for the time being until there is an election. He will serve until the annual meeting, and then it can be voted on. Bill is staying on the Board as a Member At Large, just not as President.

7) NEXT MEETING DATE:

- a. The next meeting will be held on Tuesday, June 24, 2025, at 6:00 p.m. at 2586 Greenside Dr.

8) ADJOURNMENT

- a. David 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 7:26 p.m.

Income Statement

Account Number	Account Name	Selected Month	Year to Month End
95000	Social Activities	0.00	12.00
98000	Bank Charge	0.00	-10.00
99999	Miscellaneous Admin	0.00	467.50
90000	Total ADMIN	1,738.82	68,520.42
	Total Operating Expense	26,133.56	135,129.81
	NOI - Net Operating Income	-3,854.46	-824.52
	Other Income & Expense		
	Other Income		
21000	Reserve - Transfer In	13,218.82	23,062.62
	Total Other Income	13,218.82	23,062.62
	Other Expense		
30000	RESERVE EXPENSE		
33001	Reserve Expense - General	13,218.82	23,062.62
30000	Total RESERVE EXPENSE	13,218.82	23,062.62
	Total Other Expense	13,218.82	23,062.62
	Net Other Income	0.00	0.00
	Total Income	35,497.92	157,367.91
	Total Expense	39,352.38	158,192.43
	Net Income	-3,854.46	-824.52

Income Statement

Eclipse Community Management, LLC

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

As of: Jun 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	22,175.00	134,175.00
41600	Prepaid Assessment	-6.25	-146.25
42000	Operating Account Interest	0.60	3.79
44000	Late Fee	75.00	225.00
44100	Late Fee Interest Charge	34.75	37.75
48000	NSF Fees Collected	0.00	10.00
40000	Total INCOME	22,279.10	134,305.29
Total Operating Income		22,279.10	134,305.29
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	2,850.00	-12,900.00
50000	Total RESERVE CONTRIBUTION	2,850.00	-12,900.00
60000	UTILITY EXPENSE		
61000	Electric	179.06	1,178.11
63000	Water / Sewer	90.81	451.26
64000	Trash	2,131.97	16,860.38
60000	Total UTILITY EXPENSE	2,401.84	18,489.75
70000	MAINTENANCE		
75000	General Maintenance	8,397.00	18,358.00
75500	Extermination	4,494.90	5,067.14
70000	Total MAINTENANCE	12,891.90	23,425.14
80000	GROUNDS		
81100	Landscape - Contract	4,010.00	24,060.00
81700	Irrigation - Contract	0.00	1,715.00
82100	Landscape - Non-contract	0.00	5,578.50
82700	Irrigation - Non-contract	2,241.00	2,241.00
84000	Snow Removal	0.00	4,000.00
80000	Total GROUNDS	6,251.00	37,594.50
90000	ADMIN		
91100	Professional Management	1,550.00	9,300.00
91400	Copies	0.00	88.60
91500	Postage / Mailing	63.82	527.91
92100	Insurance	0.00	55,788.41
93100	Legal	125.00	900.00
94100	Accounting	0.00	375.00
94302	Income Tax	0.00	671.00
94600	Corporate Transparency	0.00	400.00