

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, October 28, 2025 at 6:00 p.m.

2595 Greenside Drive, Beavercreek, OH

Minutes

1) CALL TO ORDER / ATTENDANCE:

The regular meeting was called to order by President Dave Franklin at 6:10 p.m. at the location noted above. Board Members in attendance were Kim Dilts, Bill Telzero, and Janice Snyder. Ann Hasbach, Board member, and Eric Ernst were not in attendance.

2) REVIEW AND APPROVAL OF MINUTES:

The minutes of the Board of Trustees meeting held September 23, 2025 were presented for review and approval. Bill Telzerow moved to accept the meeting minutes. Dave Franklin seconded. All were in favor, motion carried.

3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:

The draft financial report for October 2025 was presented for review. Kim Dilts moved to accept the financial reports as presented. Bill Telzerow seconded. All were in favor, motion carried.

4) MANAGEMENT REPORT:

- a. **Maintenance Report** – The Sprinkler system will be turned off the week of November 3rd.
- b. **Violation Report** – Eric Ernst with Eclipse to review 2 violation reports and notify the owners.

5) OLD BUSINESS:

- a. **US Lawns Bid and Snow removal** – US Lawns will be providing the complex lawn care Spring 2026. US will also be providing snow removal for winter 2025/2026.
- b. **Gutter running over** – Reported gutters have been cleaned and gutter guards were installed at one location.
- c. **2026 Budget** – Draft budget has been completed.
- d. **Parking on the street** – Email sent to residents reminding them of the parking on the street restrictions.
- e. **2543 GS drain repair** – Repair completed. Unit owner is not pleased but understands why it was repaired the way it was.

6) NEW BUSINESS:

- f. **2026 Budget** –
 - a. **HOA fees increase** – The board voted to increase the HOA dues to \$400.00 per month starting in January 2026. This increase is to help set off the costs of the several unexpected repairs that have occurred this year. Letters will be sent to all owners.
 - b. **Reserve Analysis** – Hired a separate company to look at our finances, the age of the community, future maintenance, and repair cost. Then based on these factors recommend that amount of cash reserves Canterbury HOA should have to avoid substantial fee increases or assessments. This is being conducted by Reserve Advisors and is expected to be completed NLT mid-November.
- g. **Gomes Performance** – Gomes has been working in the complex repairing window trim, decks, etc. The homeowners and the board have been very satisfied with their work.
- h. **Recycle Bins** – Waste Management will be replacing the small red recycle bins with the green tote in the near future. The HOA has been paying for the green totes for years, even though unit does not have one.
- i. **Replacement of APFolio** – Starting December 1, 2025, AP Folio will be replaced by VANTACA. All homeowners will be sent letters explaining this change and the steps needed to follow to redirect HOA dues payments.

7) NEXT MEETING DATE:

The next meeting will be held on Tuesday, November 25, 2025, at 6:00 p.m. at 2595 Greenside Drive.

8) ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 7:03 p.m.

Eclipse Financials - Balance Sheet

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

As of: 10/31/2025

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	15,210.39		15,210.39
15000	Reserve - First Citizens #4643		53,614.00	53,614.00
Total Cash		15,210.39	53,614.00	68,824.39
TOTAL ASSETS		15,210.39	53,614.00	68,824.39
LIABILITIES & CAPITAL				
Liabilities				
Total Liabilities		0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		150.64	150.64
23001	Reserve - General		53,463.36	53,463.36
Total RESERVE		0.00	53,614.00	53,614.00
Calculated Retained Earnings		2,063.91	0.00	2,063.91
Calculated Prior Years Retained Earnings		13,146.48	0.00	13,146.48
Total Capital		15,210.39	53,614.00	68,824.39
TOTAL LIABILITIES & CAPITAL		15,210.39	53,614.00	68,824.39

Income Statement

Eclipse Community Management, LLC

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

As of: Oct 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	21,600.00	226,750.00
41600	Prepaid Assessment	1,800.00	698.25
42000	Operating Account Interest	0.63	7.13
44000	Late Fee	0.00	250.00
44100	Late Fee Interest Charge	6.00	49.75
46000	Shared Maintenance	0.00	108.00
48000	NSF Fees Collected	0.00	10.00
40000	Total INCOME	23,406.63	227,873.13
Total Operating Income		23,406.63	227,873.13
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	2,850.00	-1,500.00
50000	Total RESERVE CONTRIBUTION	2,850.00	-1,500.00
60000	UTILITY EXPENSE		
61000	Electric	225.87	2,060.33
63000	Water / Sewer	3,546.32	6,235.41
64000	Trash	2,167.08	25,595.17
60000	Total UTILITY EXPENSE	5,939.27	33,890.91
70000	MAINTENANCE		
75000	General Maintenance	2,540.00	56,678.63
75500	Extermination	410.99	5,478.13
70000	Total MAINTENANCE	2,950.99	62,156.76
80000	GROUNDS		
81100	Landscape - Contract	4,010.00	40,100.00
81700	Irrigation - Contract	0.00	1,715.00
82100	Landscape - Non-contract	125.00	5,780.81
82700	Irrigation - Non-contract	0.00	2,241.00
84000	Snow Removal	0.00	4,000.00
80000	Total GROUNDS	4,135.00	53,836.81
90000	ADMIN		
91100	Professional Management	1,550.00	15,500.00
91400	Copies	0.00	88.60
91500	Postage / Mailing	51.20	759.10
92100	Insurance	0.00	55,788.41
93100	Legal	0.00	1,150.00
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	335.13
98000	Bank Charge	0.00	-10.00
99999	Miscellaneous Admin	0.00	467.50
90000	Total ADMIN	1,601.20	77,424.74
	Total Operating Expense	17,476.46	225,809.22
	NOI - Net Operating Income	5,930.17	2,063.91
	Other Income & Expense		
	Other Income		
21000	Reserve - Transfer In	0.00	69,781.62
	Total Other Income	0.00	69,781.62
	Other Expense		
30000	RESERVE EXPENSE		
33001	Reserve Expense - General	0.00	69,781.62
30000	Total RESERVE EXPENSE	0.00	69,781.62
	Total Other Expense	0.00	69,781.62
	Net Other Income	0.00	0.00
	Total Income	23,406.63	297,654.75
	Total Expense	17,476.46	295,590.84
	Net Income	5,930.17	2,063.91