

CANTERBURY VILLAGE COA

Board of Trustees Meeting

**Tuesday, January 27, 2026, at 6:00 p.m.
2573 Greenside Drive, Beavercreek, OH**

Minutes

1) CALL TO ORDER / ATTENDANCE:

- a. The regular meeting was called to order by President Dave Franklin at 6:03 p.m. at the location noted above. Board Members in attendance were Kim Dilts, Bill Telezerow, Ann Hasbach, and Janice Snyder. Eric Ernst was present, representing Eclipse.

2) REVIEW AND APPROVAL OF MINUTES:

- a. The minutes of the Board of Trustees meeting held on November 25, 2025, were presented for review and approval. Dave Franklin moved to accept the meeting minutes. Bill Telzerow seconded. All were in favor; the motion carried.

3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:

- a. The draft financial report for December 2025 was presented for review. Dave Franklin moved to accept the financial reports as presented. Janice Snyder seconded. All were in favor; the motion carried.

4) MANAGEMENT REPORT:

- a. **Violation Report** – Eric Ernst with Eclipse conducted the site visit right before the meeting and observed a few addresses with trash containers out too early, considering a snow delay of one day.
- b. **Architectural Report**- No applications to review.

5) OLD BUSINESS:

- a. 2026 Budget - All board members have reviewed and approved the 2026 budget.
- b. HOA Fees - The Canterbury community has been informed about the fee increase. There have been 3 emails questioning the increase and pushing back. Dave Franklin has responded to all these emails and has heard nothing back in response.
- c. Reserve Analysis - Reserve Advisors delivered reserve analysis. Dave Franklin has several questions, and some have been answered. A Reserve Advisor representative will be at the next board meeting to answer questions. Reserve Advisor will also attend the Annual Community Meeting to explain the analysis and answer homeowners' questions.
- d. Recycle Bill- Waste Management has only replaced one red recycle bin. Eric will contact them to question the status.
- e. Replacement of AppFolio - Starting December 1st, 2025, AppFolio will be replaced by VANTACA. All homeowners will be sent letters or emails explaining this change and the steps needed to follow to redirect HOA dues payments

6.) NEW BUSINESS:

- a. US Lawns performance for Snow and Fall Cleanup- It was the consensus of the board that the first few storms were handled very well by US Lawns. For the recent record-setting snowstorm, there were some challenges. Some driveways were blocked with snow by the snowplows, and a few parking areas were not cleared, but most issues were corrected the next day. Overall, it was a good performance by US Lawns.
- b. Gutter Cleaning- Gomes' proposal and Gutter Kings proposal. – Dave Franklin moved to accept Gomes gutter cleaning proposal as presented. Kim Dilts seconded. All were in favor; the motion carried.
- c. 2568 Greenside- balance due. The full balance for this delinquency has been paid. The board unanimously agreed not to credit the owner for any fees or penalties, as there was ample time for this issue to be corrected.
- d. Road seal coating- This project will be postponed to cover insurance increases for 2026.
- e. 3rd car application for 2541 GS- This application was unanimously approved by the board.

- f. Sonas- Kim Dilts moved to accept the release of Sonas from maintenance service. Janice Snyder seconded. All were in favor; the motion carried.
- g. Painting for 2026. The board agreed to paint 7 buildings in the Fall.
- h. Monthly plan for Insurance payment-Dave Franklin moved to accept a monthly payment plan for insurance. Janice Snyder seconded. All were in favor; the motion carried.
- i. Leaking buildings- There are two buildings that Gomes will need to look at. They are leaking water in the same place as the other four buildings.
- j. Statewide Roofing- Byron Kizer notified Eric Ernst with Eclipse that he is retiring and will take on the task of finding another roofer.
- k. Formation of a committee to revise By-Laws and Declarations- Jancie Snyder agreed to investigate forming a committee to update the condo documents.

6) **NEXT MEETING DATE:**

- a. Annual Meeting: Courtyards at the Marriott at 6pm on Tuesday, February 24th, 2026.

7) **Adjournment**

- a. Dave Franklin moved to adjourn the meeting. Bill Telzerow seconded. All were in favor; the motion carried. There being no further business to be brought before the Board; the meeting was adjourned at 7:56 p.m.

Canterbury Village Condominium Association

Balance Sheet Comparison: December 31, 2025 vs January 31, 2026

	Last Month	Current Month	Difference
CASH			
Operating - First Citizens #4635	\$11,323.78	\$29,904.94	\$18,581.16
Reserve - First Citizens #4643	\$46,200.57	\$34,863.96	(\$11,336.61)
Total CASH	\$57,524.35	\$64,768.90	\$7,244.55
Total Assets	\$57,524.35	\$64,768.90	\$7,244.55
	Last Month	Current Month	Difference
LIABILITIES			
Homeowner Credits	\$12,320.00	\$11,320.00	(\$1,000.00)
Total LIABILITIES	\$12,320.00	\$11,320.00	(\$1,000.00)
EQUITY			
Reserve - General	\$46,038.36	\$34,696.36	(\$11,342.00)
Retained Earnings	\$13,146.48	(\$834.01)	(\$13,980.49)
Net Income	(\$13,980.49)	\$19,586.55	\$33,567.04
Total EQUITY	\$45,204.35	\$53,448.90	\$8,244.55
Total Liabilities / Equity	\$57,524.35	\$64,768.90	\$7,244.55

Canterbury Village Condominium Association

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
22000 - Reserve Account Interest	5.39	-	5.39	5.39	-	5.39	-
41000 - Assessment	32,820.00	29,600.00	3,220.00	32,820.00	29,600.00	3,220.00	355,200.00
42000 - Operating Account Interest	1.46	-	1.46	1.46	-	1.46	-
43000 - Enforcement Assessment	50.00	-	50.00	50.00	-	50.00	-
44000 - Late Fee	100.00	-	100.00	100.00	-	100.00	-
44100 - Late Fee Interest Charge	85.60	-	85.60	85.60	-	85.60	-
47000 - Legal Reimbursement	125.00	-	125.00	125.00	-	125.00	-
Total INCOME	33,187.45	29,600.00	3,587.45	33,187.45	29,600.00	3,587.45	355,200.00
Total Income	33,187.45	29,600.00	3,587.45	33,187.45	29,600.00	3,587.45	355,200.00
Operating Expense							
RESERVE CONTRIBUTION							
51000 - Reserve Contribution	(11,342.00)	3,000.00	14,342.00	(11,342.00)	3,000.00	14,342.00	36,000.00
Total RESERVE CONTRIBUTION	(11,342.00)	3,000.00	14,342.00	(11,342.00)	3,000.00	14,342.00	36,000.00
UTILITY EXPENSE							
61000 - Electric	200.70	200.00	(.70)	200.70	200.00	(.70)	2,400.00
63000 - Water / Sewer	-	258.33	258.33	-	258.33	258.33	3,100.00
64000 - Trash	2,148.60	2,200.00	51.40	2,148.60	2,200.00	51.40	26,400.00
Total UTILITY EXPENSE	2,349.30	2,658.33	309.03	2,349.30	2,658.33	309.03	31,900.00
MAINTENANCE							
75000 - General Maintenance	350.00	5,208.33	4,858.33	350.00	5,208.33	4,858.33	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	4,554.17	4,554.17	54,650.00
75500 - Extermination	-	583.33	583.33	-	583.33	583.33	7,000.00
79009 - Roads	-	1,333.33	1,333.33	-	1,333.33	1,333.33	16,000.00
Total MAINTENANCE	350.00	11,679.16	11,329.16	350.00	11,679.16	11,329.16	140,150.00
GROUNDS							
81000 - Landscape and Grounds	-	5,000.00	5,000.00	-	5,000.00	5,000.00	60,000.00
81700 - Irrigation - Contract	-	250.00	250.00	-	250.00	250.00	3,000.00
82100 - Landscape - Non-contract	-	583.33	583.33	-	583.33	583.33	7,000.00
82700 - Irrigation - Non-contract	-	208.33	208.33	-	208.33	208.33	2,500.00
84000 - Snow Removal	15,428.02	500.00	(14,928.02)	15,428.02	500.00	(14,928.02)	6,000.00
Total GROUNDS	15,428.02	6,541.66	(8,886.36)	15,428.02	6,541.66	(8,886.36)	78,500.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	1,550.00	1,550.00	-	18,600.00
91400 - Copies	-	20.83	20.83	-	20.83	20.83	250.00
91500 - Postage / Mailing	83.24	75.00	(8.24)	83.24	75.00	(8.24)	900.00
92100 - Insurance	5,182.34	3,800.00	(1,382.34)	5,182.34	3,800.00	(1,382.34)	45,600.00
93100 - Legal	-	150.00	150.00	-	150.00	150.00	1,800.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
94100 - Accounting	-	33.33	33.33	-	33.33	33.33	400.00
95000 - Social Activities	-	25.00	25.00	-	25.00	25.00	300.00
96000 - Website	-	25.00	25.00	-	25.00	25.00	300.00
99999 - Miscellaneous Admin	-	41.67	41.67	-	41.67	41.67	500.00
Total ADMIN	6,815.58	5,720.83	(1,094.75)	6,815.58	5,720.83	(1,094.75)	68,650.00
Total Expense	13,600.90	29,599.98	15,999.08	13,600.90	29,599.98	15,999.08	355,200.00
Operating Net Total	19,586.55	.02	19,586.53	19,586.55	.02	19,586.53	-
Net Total	19,586.55	.02	19,586.53	19,586.55	.02	19,586.53	-