

CANTERBURY VILLAGE COA

Annual Meeting of the Members

Tuesday, February 24, 2026, 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 6:01 p.m. at the location noted above. Board Members in attendance were David Franklin, President/Treasurer, Kim Dilts, Board Member, Ann Hasbach, Board Member, and Janice Snyder, Board Member. A sign-in list of owners in attendance was recorded and is incorporated by reference. There were 12 owners represented by Proxy and 24 units represented in attendance, for a total of 36. 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 11, 2025, were presented for review and were previously approved.

4) REPORTS OF OFFICERS

- a. Board and Treasurer Report
 - i. Ann Hasbach discussed last year's and this year's landscaping projects/programs
 - ii. Dave Franklin briefed on financial status and 2025 projects.

5) ELECTION OF TRUSTEE

- a. Nominations from the floor.
 - i. None presented.
- b. Ballot Voting
 - i. Two positions for the Board are required as Kim Dilts and Ann Hasbach were not running again, and their positions are up for reelection.
 - ii. The following Board members were elected as the top two vote getters for a two-year term ending at the 2028 Annual Meeting; The 2 positions open for election were filled by:
 1. Board Member Pam Tritsch (31 votes)
 2. Board Member, Dave Hasbach (23 Votes)

6) NEW BUSINESS

- a. Painting- Fall plan to paint 7 buildings with John Henry.

- b. Reserve Advisors - Reserve Analysis. Matt Ferguson reviewed funding mechanism options, including Reserves, Loans, and Special Assessments, as well as different methodologies for basing the report.

7) **ADJOURNMENT**

- a. Ron Kessel made a motion to adjourn the meeting and Dave Franklin seconded. There being no further business to be brought before the Board; the meeting was adjourned at 7:27 p.m.

Canterbury Village Condominium Association

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$42,926.40		\$42,926.40
15000 - Reserve - First Citizens #4643		\$37,868.08	\$37,868.08
Total CASH	\$42,926.40	\$37,868.08	\$80,794.48
Total Assets	\$42,926.40	\$37,868.08	\$80,794.48
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$11,544.17		\$11,544.17
Total LIABILITIES	\$11,544.17		\$11,544.17
EQUITY			
23001 - Reserve - General		\$37,696.36	\$37,696.36
24000 - Retained Earnings	(\$996.22)	\$162.21	(\$834.01)
24500 - Net Income	\$32,378.45	\$9.51	\$32,387.96
Total EQUITY	\$31,382.23	\$37,868.08	\$69,250.31
Total Liabilities / Equity	\$42,926.40	\$37,868.08	\$80,794.48

Canterbury Village Condominium Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
22000 - Reserve Account Interest	4.12	-	4.12	9.51	-	9.51	-
41000 - Assessment	29,785.06	29,600.00	185.06	62,605.06	59,200.00	3,405.06	355,200.00
42000 - Operating Account Interest	1.59	-	1.59	3.05	-	3.05	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	-	-	-	100.00	-	100.00	-
44100 - Late Fee Interest Charge	-	-	-	85.60	-	85.60	-
47000 - Legal Reimbursement	(309.23)	-	(309.23)	(184.23)	-	(184.23)	-
Total INCOME	29,481.54	29,600.00	(118.46)	62,668.99	59,200.00	3,468.99	355,200.00
Total Income	29,481.54	29,600.00	(118.46)	62,668.99	59,200.00	3,468.99	355,200.00

Operating Expense

RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	(8,342.00)	6,000.00	14,342.00	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	(8,342.00)	6,000.00	14,342.00	36,000.00

UTILITY EXPENSE							
61000 - Electric	205.55	200.00	(5.55)	406.25	400.00	(6.25)	2,400.00
63000 - Water / Sewer	82.71	258.33	175.62	82.71	516.66	433.95	3,100.00
64000 - Trash	2,225.57	2,200.00	(25.57)	4,374.17	4,400.00	25.83	26,400.00
Total UTILITY EXPENSE	2,513.83	2,658.33	144.50	4,863.13	5,316.66	453.53	31,900.00

MAINTENANCE							
75000 - General Maintenance	-	5,208.33	5,208.33	350.00	10,416.66	10,066.66	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	9,108.34	9,108.34	54,650.00
75500 - Extermination	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
79009 - Roads	-	1,333.33	1,333.33	-	2,666.66	2,666.66	16,000.00
Total MAINTENANCE	-	11,679.16	11,679.16	350.00	23,358.32	23,008.32	140,150.00

GROUNDS							
81000 - Landscape and Grounds	-	5,000.00	5,000.00	-	10,000.00	10,000.00	60,000.00
81700 - Irrigation - Contract	-	250.00	250.00	-	500.00	500.00	3,000.00
82100 - Landscape - Non-contract	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
82700 - Irrigation - Non-contract	-	208.33	208.33	-	416.66	416.66	2,500.00
84000 - Snow Removal	9,084.98	500.00	(8,584.98)	24,513.00	1,000.00	(23,513.00)	6,000.00
Total GROUNDS	9,084.98	6,541.66	(2,543.32)	24,513.00	13,083.32	(11,429.68)	78,500.00

ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	3,100.00	3,100.00	-	18,600.00
91400 - Copies	-	20.83	20.83	-	41.66	41.66	250.00
91500 - Postage / Mailing	186.28	75.00	(111.28)	269.52	150.00	(119.52)	900.00
92100 - Insurance	-	3,800.00	3,800.00	5,182.34	7,600.00	2,417.66	45,600.00
93100 - Legal	-	150.00	150.00	-	300.00	300.00	1,800.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
94100 - Accounting	-	33.33	33.33	-	66.66	66.66	400.00
95000 - Social Activities	-	25.00	25.00	-	50.00	50.00	300.00
96000 - Website	-	25.00	25.00	-	50.00	50.00	300.00
99999 - Miscellaneous Admin	345.04	41.67	(303.37)	345.04	83.34	(261.70)	500.00
Total ADMIN	2,081.32	5,720.83	3,639.51	8,896.90	11,441.66	2,544.76	68,650.00
Total Expense	16,680.13	29,599.98	12,919.85	30,281.03	59,199.96	28,918.93	355,200.00
Operating Net Total	12,801.41	.02	12,801.39	32,387.96	.04	32,387.92	-
Net Total	12,801.41	.02	12,801.39	32,387.96	.04	32,387.92	-