

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, March 17, 2026, at 6:00 p.m.

2556 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 Dave Hasbach, Janice Snyder, Pam Tritsch, and Bill Telezerow, joined by phone. Eric Ernst was present, representing Eclipse.

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

- a. The minutes of the Board of Trustees meeting held on January 27, 2026, were presented for review and approval. Dave Franklin moved to accept the meeting minutes. Dave Hasbach seconded. All were in favor; the motion carried.

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

- a. The draft financial report for February 2026 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. There was a follow-up on 2568 Greenlefe Dr. David Franklin notified Eric Ernst previously about a window that was blown out by the wind. Gomes was notified and came out to board up the window. Eric Ernst will follow up with the property manager to remind the owner to fix the issue. There will be an invoice sent from Eclipse to the owner for the boarding up of the window until the owner can repair it.
- b. **Architectural Report**- No applications to review.

5) **OLD BUSINESS:**

- a. US Lawns Performance for Snow and Fall Cleanup.
- b. Update- Gomes' proposal was selected. - Gutter Cleaning- Gomes' proposal and Gutter Kings proposal.
- c. The Board did not approve waiving legal fees. Full balance was paid. 2568 Greenside- balance due. Project on hold for budget reasons. -Road seal coating.
- d. Approved- 3rd car application.
- e. Sonas was notified about no longer handling exterior maintenance.
- f. Reviewed-Painting for 2026.-2669 GS (Cummins), go to 2593 GS (Taylor), turn right, go down to 2547 GL (Kowalski).

6.) NEW BUSINESS:

- a. Gutter Guard Proposal- Gomes
- b. Gutter Proposal- Gomes
- c. Decks throughout the community-Gomes
- d. Approved Deck Replacement-2534 Greenlefe-Gomes.
 - i. David Franklin made a motion to approve the deck's replacement, and Bill Telzerow seconded. All were in favor; the motion carried.
- e. Treasurer- David Franklin made a motion to appoint Dave Hasbach to the Treasurer role. Pam Tritsch seconded. All were in favor; the motion carried.
- f. 2523 GL- The board asked Eric Ernst to get a quote to replace the whole driveway, as there is an issue with roots lifting the asphalt.
- g. Gomes- Additional projects. The Board asked Eric Ernst to follow up with Gomes on an additional project:

- i. Work on a comparison of the cost and efficiency of doing gutter replacement and revamping the drainage to bypass the underground drainage vs replacing the underground pipes. I was just seeing if you are working on that.
 - ii. Also, the board requested a “Deck priority list.” The board wants to know the decks in the worst shape, so they can plan a possible replacement schedule based on the budget.
 - iii. There is another roof that is leaking and may cause interior damage at 2590 GS
 - iv. The board asked for a follow-up cost on staining the decks that have been curing for 6 months.
- h. **NEXT MEETING DATE:**
 - a. 2595 Greenside Dr. 6 pm on Tuesday, April 28th, 2026.
- i. **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 as of 3/31/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$35,804.70		\$35,804.70
15000 - Reserve - First Citizens #4643		\$40,873.00	\$40,873.00
Total CASH	\$35,804.70	\$40,873.00	\$76,677.70
Total Assets	\$35,804.70	\$40,873.00	\$76,677.70
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$14,387.41		\$14,387.41
Total LIABILITIES	\$14,387.41		\$14,387.41
EQUITY			
23001 - Reserve - General		\$40,858.57	\$40,858.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	\$8,071.51	\$14.43	\$8,085.94
Total EQUITY	\$21,417.29	\$40,873.00	\$62,290.29
Total Liabilities / Equity	\$35,804.70	\$40,873.00	\$76,677.70

Canterbury Village Condominium Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
22000 - Reserve Account Interest	4.92	-	4.92	14.43	-	14.43	-
41000 - Assessment	29,403.00	29,600.00	(197.00)	92,008.06	88,800.00	3,208.06	355,200.00
42000 - Operating Account Interest	2.32	-	2.32	5.37	-	5.37	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	56.76	-	56.76	156.76	-	156.76	-
44100 - Late Fee Interest Charge	-	-	-	85.60	-	85.60	-
47000 - Legal Reimbursement	-	-	-	(184.23)	-	(184.23)	-
47500 - Insurance Claim Proceeds	19,381.76	-	19,381.76	19,381.76	-	19,381.76	-
Total INCOME	48,848.76	29,600.00	19,248.76	111,517.75	88,800.00	22,717.75	355,200.00
Total Income	48,848.76	29,600.00	19,248.76	111,517.75	88,800.00	22,717.75	355,200.00
Operating Expense							
RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	9,000.00	9,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	9,000.00	9,000.00	-	36,000.00
UTILITY EXPENSE							
61000 - Electric	198.65	200.00	1.35	604.90	600.00	(4.90)	2,400.00
63000 - Water / Sewer	171.18	258.33	87.15	253.89	774.99	521.10	3,100.00
64000 - Trash	2,189.15	2,200.00	10.85	6,563.32	6,600.00	36.68	26,400.00
Total UTILITY EXPENSE	2,558.98	2,658.33	99.35	7,422.11	7,974.99	552.88	31,900.00
MAINTENANCE							
75000 - General Maintenance	3,720.00	5,208.33	1,488.33	4,070.00	15,624.99	11,554.99	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	13,662.51	13,662.51	54,650.00
75500 - Extermination	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
76100 - Roofing	1,350.00	-	(1,350.00)	1,350.00	-	(1,350.00)	-
76200 - Gutter	2,348.50	-	(2,348.50)	2,348.50	-	(2,348.50)	-
76300 - Siding	350.00	-	(350.00)	350.00	-	(350.00)	-
79009 - Roads	-	1,333.33	1,333.33	-	3,999.99	3,999.99	16,000.00
Total MAINTENANCE	7,768.50	11,679.16	3,910.66	8,118.50	35,037.48	26,918.98	140,150.00
GROUNDS							
81000 - Landscape and Grounds	-	5,000.00	5,000.00	-	15,000.00	15,000.00	60,000.00
81100 - Landscape - Contract	12,021.56	-	(12,021.56)	12,021.56	-	(12,021.56)	-
81700 - Irrigation - Contract	-	250.00	250.00	-	750.00	750.00	3,000.00
81800 - Leaf Removal - Contract	2,242.19	-	(2,242.19)	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
82200 - Tree Care - Non-contract	1,172.62	-	(1,172.62)	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	-	208.33	208.33	-	624.99	624.99	2,500.00
83000 - Landscape Improvement	987.41	-	(987.41)	987.41	-	(987.41)	-
84000 - Snow Removal	1,561.86	500.00	(1,061.86)	26,074.86	1,500.00	(24,574.86)	6,000.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total GROUNDS	17,985.64	6,541.66	(11,443.98)	42,498.64	19,624.98	(22,873.66)	78,500.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	4,650.00	4,650.00	-	18,600.00
91400 - Copies	119.03	20.83	(98.20)	119.03	62.49	(56.54)	250.00
91500 - Postage / Mailing	40.00	75.00	35.00	309.52	225.00	(84.52)	900.00
92100 - Insurance	15,786.63	3,800.00	(11,986.63)	20,968.97	11,400.00	(9,568.97)	45,600.00
92200 - Insurance Claim	10,000.00	-	(10,000.00)	10,000.00	-	(10,000.00)	-
93100 - Legal	-	150.00	150.00	-	450.00	450.00	1,800.00
94100 - Accounting	-	33.33	33.33	-	99.99	99.99	400.00
95000 - Social Activities	-	25.00	25.00	-	75.00	75.00	300.00
96000 - Website	-	25.00	25.00	-	75.00	75.00	300.00
99999 - Miscellaneous Admin	-	41.67	41.67	345.04	125.01	(220.03)	500.00
Total ADMIN	27,495.66	5,720.83	(21,774.83)	36,392.56	17,162.49	(19,230.07)	68,650.00
Total Expense	58,808.78	29,599.98	(29,208.80)	103,431.81	88,799.94	(14,631.87)	355,200.00
Operating Net Total	(9,960.02)	.02	(9,960.04)	8,085.94	.06	8,085.88	-
Net Total	(9,960.02)	.02	(9,960.04)	8,085.94	.06	8,085.88	-