

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, April 28, 2026, at 6:00 p.m.

2595 Greenside Dr., Beavercreek, OH

Minutes

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

- a. The regular meeting was called to order by President Dave Franklin at 6:00 p.m. after being moved to another location, which was 2600 Greenside. Board Members in attendance were Dave Hasbach, Janice Snyder, Pam Tritsch, and Bill Telezerow. Eric Ernst was present, representing Eclipse.

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

- a. The minutes of the Board of Trustees meeting held on March 17, 2026, were presented for review and approval. Janice Snyder 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 March 2026 was presented for review.
- b. Dave Hasbach has some detailed questions on the reserve amounts from Jan and Feb. Eric Ernst will find out more details from the Eclipse Financial Director.
- c. Janice Snyder moved to accept the financial reports as presented. Bill Telezerow 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 another follow-up and correction for the report on 2568 Greenlefe Dr. David Franklin had previously notified Eric Ernst about a window that was blown out by the wind in February. Gomes was notified and came out to board up the window. Eric Ernst followed up with the property manager to remind the owner to fix the issue. There was an invoice sent from Eclipse to the owner for the boarding up of the window until the owner could repair it.
- b. **Architectural Report**- No applications to review.

5) **OLD BUSINESS:**

- a. Not Approved-Gutter Guard Proposal- Gomes
- b. Approved and complete Gutter Proposal- Gomes
- c. Reviewed Decks throughout the community-Gomes
- d. Approved- Deck Replacement-2534 Greenlefe-Gomes. David Franklin made a motion to approve the replacement of the deck, and Bill Telzerow seconded.

6.) NEW BUSINESS:

- a. Deck Repair- The plan discussed was to assess the worst decks (flooring) first and do them over 3 years, based on the proposal and reserve study; the deck project expenses would come from the reserve account. The decks that were completed last year would need to be considered for painting.
- b. Parking- There has been an issue with cars being parked on the street for long periods of time and with speeding. The Community Manager will put together the parking regulations and email the community as a reminder.

a. **NEXT MEETING DATE:**

- a. 2586 Greenside Dr. 6 pm on Tuesday, May 26, 2026.

b. **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 7:30 p.m.

Canterbury Village Condominium Association

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$33,921.86	(\$10,492.00)	\$23,429.86
15000 - Reserve - First Citizens #4643		\$43,878.18	\$43,878.18
Total CASH	\$33,921.86	\$33,386.18	\$67,308.04
Total Assets	\$33,921.86	\$33,386.18	\$67,308.04
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$15,427.83		\$15,427.83
Total LIABILITIES	\$15,427.83		\$15,427.83
EQUITY			
23001 - Reserve - General		\$33,366.57	\$33,366.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	\$5,148.25	\$19.61	\$5,167.86
Total EQUITY	\$18,494.03	\$33,386.18	\$51,880.21
Total Liabilities / Equity	\$33,921.86	\$33,386.18	\$67,308.04

Canterbury Village Condominium Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Income							
INCOME							
41000 - Assessment	30,160.00	29,600.00	560.00	122,168.06	118,400.00	3,768.06	355,200.00
42000 - Operating Account Interest	1.57	-	1.57	6.94	-	6.94	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	93.33	-	93.33	250.09	-	250.09	-
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	-
Total INCOME	30,254.90	29,600.00	654.90	141,758.22	118,400.00	23,358.22	355,200.00
Total Income	30,254.90	29,600.00	654.90	141,758.22	118,400.00	23,358.22	355,200.00
Operating Expense							
RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	12,000.00	12,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	12,000.00	12,000.00	-	36,000.00
UTILITY EXPENSE							
61000 - Electric	376.70	200.00	(176.70)	981.60	800.00	(181.60)	2,400.00
63000 - Water / Sewer	95.10	258.33	163.23	348.99	1,033.32	684.33	3,100.00
64000 - Trash	2,347.78	2,200.00	(147.78)	8,911.10	8,800.00	(111.10)	26,400.00
Total UTILITY EXPENSE	2,819.58	2,658.33	(161.25)	10,241.69	10,633.32	391.63	31,900.00
MAINTENANCE							
75000 - General Maintenance	7,157.71	5,208.33	(1,949.38)	11,227.71	20,833.32	9,605.61	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	18,216.68	18,216.68	54,650.00
75500 - Extermination	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
76100 - Roofing	350.00	-	(350.00)	1,700.00	-	(1,700.00)	-
76200 - Gutter	-	-	-	2,348.50	-	(2,348.50)	-
76300 - Siding	-	-	-	350.00	-	(350.00)	-
79009 - Roads	-	1,333.33	1,333.33	-	5,333.32	5,333.32	16,000.00
Total MAINTENANCE	7,507.71	11,679.16	4,171.45	15,626.21	46,716.64	31,090.43	140,150.00
GROUNDS							
81000 - Landscape and Grounds	-	5,000.00	5,000.00	-	20,000.00	20,000.00	60,000.00
81100 - Landscape - Contract	6,010.78	-	(6,010.78)	18,032.34	-	(18,032.34)	-
81700 - Irrigation - Contract	1,715.00	250.00	(1,465.00)	1,715.00	1,000.00	(715.00)	3,000.00
81800 - Leaf Removal - Contract	-	-	-	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
82200 - Tree Care - Non-contract	-	-	-	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	-	208.33	208.33	-	833.32	833.32	2,500.00
83000 - Landscape Improvement	-	-	-	987.41	-	(987.41)	-
84000 - Snow Removal	-	500.00	500.00	26,074.86	2,000.00	(24,074.86)	6,000.00
Total GROUNDS	7,725.78	6,541.66	(1,184.12)	50,224.42	26,166.64	(24,057.78)	78,500.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	6,200.00	6,200.00	-	18,600.00
91400 - Copies	-	20.83	20.83	119.03	83.32	(35.71)	250.00
91500 - Postage / Mailing	51.43	75.00	23.57	360.95	300.00	(60.95)	900.00
92100 - Insurance	10,523.66	3,800.00	(6,723.66)	31,492.63	15,200.00	(16,292.63)	45,600.00
92200 - Insurance Claim	-	-	-	10,000.00	-	(10,000.00)	-
93100 - Legal	-	150.00	150.00	-	600.00	600.00	1,800.00
94100 - Accounting	-	33.33	33.33	-	133.32	133.32	400.00
95000 - Social Activities	-	25.00	25.00	-	100.00	100.00	300.00
96000 - Website	-	25.00	25.00	-	100.00	100.00	300.00
99999 - Miscellaneous Admin	-	41.67	41.67	345.04	166.68	(178.36)	500.00
Total ADMIN	12,125.09	5,720.83	(6,404.26)	48,517.65	22,883.32	(25,634.33)	68,650.00
Total Expense	33,178.16	29,599.98	(3,578.18)	136,609.97	118,399.92	(18,210.05)	355,200.00
Operating Net Total	(2,923.26)	.02	(2,923.28)	5,148.25	.08	5,148.17	-