

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, May 26, 2026, at 6:00 p.m.

2586 Greenside Drive, Beavercreek, OH

Minutes

1) CALL TO ORDER / ATTENDANCE:

The regular meeting was called to order by President Dave Franklin at 6:04 p.m. at the location noted above. Board Members in attendance were Dave Hasback, Pam Tritsch, Bill Telzerow, and Janice Snyder. Eric Ernst was not in attendance. Ann Hasbach, attended to provide a landscaping update and ask questions.

2) REVIEW AND APPROVAL OF MINUTES:

The minutes of the Board of Trustees meeting held April 28, 2026, 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:

April 2026 financials were presented for review. Dave Hasback asked why there was an increase in common area electric bill. This action item is being given to Eric Ernst. Dave Hasbach requested that Eric Ernst send him an electronic copy of financials, a PDF would be fine. Janice Snyder moved to accept the financial report, Dave Franklin seconded. All were in favor, motion carried.

4) MANAGEMENT REPORT:

- a. **Maintenance Report** – The Sprinkler system will be turned on the week of June 15th. It was decided to run the sprinklers twice a week (Monday's and Thursday's) instead of three times per week. Dave Franklin moved to accept the motion, Pam Tritsch seconded. All were in favor, motion carried.
- b. **Violation Report** – Eric Ernst with Eclipse to review 2 violation reports and notify the owners.

5) OLD BUSINESS:

- a. **Deck Repair** – Gomes identified that 20 decks floors need to be replaced this year. Dave Franklin asked them to repair 5 decks per month. Dave Franklin will send an email to the units that need replacements/repairs and when they are scheduled the decks can be cleared off prior to work beginning. Also identified were 6 deck railings that need replaced at a cost of \$1,265.25 per railing.
- b. **Parking on the street** – Email sent to residents reminding them of the parking on the street restrictions. Janice Snyder placed a note on the BMW that was parked in visitors' spots for extended periods of time and since then the BMW and associated Mustang have not been parked or seen within the neighborhood.

6) NEW BUSINESS:

- a. **Gutter Guards** – Quote from Gomes is in the financial package.
- b. **Roof Repairs** – **We have had several issues with roof leaks.** Gomes is going to inspect the roofs and take pictures. For possible submission to the insurance company and see what they say. Dave Franklin will contract Dave McElvein to get roof paperwork from last time roofs were replaced (approximately 10 – 14 years ago) and investigate the type of warranty we have. Given the age of the roofs, we should not see the deterioration and leaks that are occurring.
- c. **Driveway Repair** – The driveway at 2536 Greenlefe needs repair due to root damage. Neva provided a bid of 50 square yards of material to replace the entire driveway. Heuser bid 24 yards of material to replace half the driveway. Several questions were raised. 1) For Neva does this work include removing and/or grinding down the existing roots; 2) For Heuser, does this include feathering to the existing driveway and additional work if settling occurs? US Lawns has given us a quote of \$2,200 to grind the roots. It has been requested that this topic be put on the agenda again for next month.

- d. **Community Socials** – The Community Socials are starting up again in June and will occur each the third Tuesday each month through September (June 16th, July 21st, August 18th and September 15th). The calendar on the website has been updated to show the dates.
- e. **Landscaping Update** – Ann Hasbach provided an update on the landscaping activities. She is going to call and get prices to have a load of topsoil delivered to fill in some of the areas where the soil has washed away. It was requested that she put together a plan for each year that indicates the landscaping activities planned, with us realizing things can and usually due change. She said she just does things as she sees them. And is more than willing to work on things that the owners request through the board. Ann is also going to quotes for bush and tree trimming to happen in the fall timeframe. Janice Snyder requested that the trees behind her place be trimmed sooner rather than later since they are brushing up against the building. Dave Franklin also added that there are several bushes that are up against the sides of the buildings and these will need trimmed prior to the buildings being painted.

7) NEXT MEETING DATE:

The next meeting will be held on Tuesday, June 23, 2026, at 6:00 p.m. at 2600 Greenside Drive.

8) ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 7:46 p.m.

Canterbury Village Condominium Association

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$17,999.58	(\$10,492.00)	\$7,507.58
15000 - Reserve - First Citizens #4643		\$46,883.92	\$46,883.92
Total CASH	\$17,999.58	\$36,391.92	\$54,391.50
Total Assets	\$17,999.58	\$36,391.92	\$54,391.50
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$12,103.80		\$12,103.80
Total LIABILITIES	\$12,103.80		\$12,103.80
EQUITY			
23001 - Reserve - General		\$36,366.57	\$36,366.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	(\$7,450.00)	\$25.35	(\$7,424.65)
Total EQUITY	\$5,895.78	\$36,391.92	\$42,287.70
Total Liabilities / Equity	\$17,999.58	\$36,391.92	\$54,391.50

Canterbury Village Condominium Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
41000 - Assessment	29,574.46	29,600.00	(25.54)	151,742.52	148,000.00	3,742.52	355,200.00
42000 - Operating Account Interest	1.73	-	1.73	8.67	-	8.67	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	115.86	-	115.86	365.95	-	365.95	-
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	-
48000 - NSF Fees Collected	40.00	-	40.00	40.00	-	40.00	-
Total INCOME	29,732.05	29,600.00	132.05	171,490.27	148,000.00	23,490.27	355,200.00
Total Income	29,732.05	29,600.00	132.05	171,490.27	148,000.00	23,490.27	355,200.00

Operating Expense

RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	15,000.00	15,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	15,000.00	15,000.00	-	36,000.00

UTILITY EXPENSE							
61000 - Electric	173.32	200.00	26.68	1,154.92	1,000.00	(154.92)	2,400.00
63000 - Water / Sewer	85.59	258.33	172.74	434.58	1,291.65	857.07	3,100.00
64000 - Trash	2,350.02	2,200.00	(150.02)	11,261.12	11,000.00	(261.12)	26,400.00
Total UTILITY EXPENSE	2,608.93	2,658.33	49.40	12,850.62	13,291.65	441.03	31,900.00

MAINTENANCE							
72500 - Chimney	455.00	-	(455.00)	455.00	-	(455.00)	-
75000 - General Maintenance	1,335.00	5,208.33	3,873.33	12,562.71	26,041.65	13,478.94	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	22,770.85	22,770.85	54,650.00
75500 - Extermination	3,698.91	583.33	(3,115.58)	3,698.91	2,916.65	(782.26)	7,000.00
76100 - Roofing	6,902.00	-	(6,902.00)	8,602.00	-	(8,602.00)	-
76200 - Gutter	-	-	-	2,348.50	-	(2,348.50)	-
76300 - Siding	285.00	-	(285.00)	635.00	-	(635.00)	-
79007 - Pest Control	1,617.97	-	(1,617.97)	1,617.97	-	(1,617.97)	-
79009 - Roads	-	1,333.33	1,333.33	-	6,666.65	6,666.65	16,000.00
Total MAINTENANCE	14,293.88	11,679.16	(2,614.72)	29,920.09	58,395.80	28,475.71	140,150.00

GROUNDS							
81000 - Landscape and Grounds	-	5,000.00	5,000.00	-	25,000.00	25,000.00	60,000.00
81100 - Landscape - Contract	6,010.78	-	(6,010.78)	24,043.12	-	(24,043.12)	-
81700 - Irrigation - Contract	-	250.00	250.00	1,715.00	1,250.00	(465.00)	3,000.00
81800 - Leaf Removal - Contract	-	-	-	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	2,916.65	2,916.65	7,000.00
82200 - Tree Care - Non-contract	-	-	-	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	3,900.00	208.33	(3,691.67)	3,900.00	1,041.65	(2,858.35)	2,500.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
83000 - Landscape Improvement	-	-	-	987.41	-	(987.41)	-
84000 - Snow Removal	-	500.00	500.00	26,074.86	2,500.00	(23,574.86)	6,000.00
Total GROUNDS	9,910.78	6,541.66	(3,369.12)	60,135.20	32,708.30	(27,426.90)	78,500.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	7,750.00	7,750.00	-	18,600.00
91400 - Copies	-	20.83	20.83	119.03	104.15	(14.88)	250.00
91500 - Postage / Mailing	43.05	75.00	31.95	404.00	375.00	(29.00)	900.00
92100 - Insurance	10,523.66	3,800.00	(6,723.66)	42,016.29	19,000.00	(23,016.29)	45,600.00
92200 - Insurance Claim	-	-	-	10,000.00	-	(10,000.00)	-
93100 - Legal	-	150.00	150.00	-	750.00	750.00	1,800.00
94100 - Accounting	395.00	33.33	(361.67)	395.00	166.65	(228.35)	400.00
95000 - Social Activities	-	25.00	25.00	-	125.00	125.00	300.00
96000 - Website	-	25.00	25.00	-	125.00	125.00	300.00
98000 - Bank Charge	5.00	-	(5.00)	5.00	-	(5.00)	-
99999 - Miscellaneous Admin	-	41.67	41.67	345.04	208.35	(136.69)	500.00
Total ADMIN	12,516.71	5,720.83	(6,795.88)	61,034.36	28,604.15	(32,430.21)	68,650.00
Total Expense	42,330.30	29,599.98	(12,730.32)	178,940.27	147,999.90	(30,940.37)	355,200.00
Operating Net Total	(12,598.25)	.02	(12,598.27)	(7,450.00)	.10	(7,450.10)	-

Canterbury Village Condominium Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
INCOME							
22000 - Reserve Account Interest	5.74	-	5.74	25.35	-	25.35	-
Total INCOME	5.74	-	5.74	25.35	-	25.35	-
Total Income	5.74	-	5.74	25.35	-	25.35	-
Reserve Net Total	5.74	-	5.74	25.35	-	25.35	-
Net Total	(12,592.51)	.02	(12,592.53)	(7,424.65)	.10	(7,424.75)	-