

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, June 23, 2026, at 6:00 p.m.

2586 Greenside Drive, Beavercreek, OH

Minutes

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

- a. The regular meeting was called to order by President Dave Franklin at 5:59 p.m. at the location noted above. Board Members in attendance were Dave Hasbach, Pam Tritsch, and Janice Snyder. Bille Telzerow was not present. Eric Ernst with Eclipse was in attendance.

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

- a. The minutes of the Board of Trustees meeting held May 26, 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. May 2026 financials were presented for review. Dave Franklin moved to accept the financial report, and Pam Tritsch seconded. All were in favor; the motion was carried.

4) **MANAGEMENT REPORT:**

- a. **Violation Report-** Eric Ernst with Eclipse to review the violation report completed before the meeting while on-site.
- b. **Architectural Report-** No applications to review.

5) **OLD BUSINESS:**

- a. **Gutter Guards** – Quote from Gomes is in the financial package.
- b. **Gomes report received-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. **Completed-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.

6) **NEW BUSINESS:**

- a. **Rentals**-K&C recommended an amendment. There would be a "Grandfather provision" for existing renters, and then when they left, the amendment would kick in. There is also a 1-year "Hardship Clause" with an exception, such as job loss. The Renters/Owners would still have to abide by the Declarations. After Further Attorney clarification: "An owner who is currently renting their home will not violate a new amendment prohibiting rentals. Until the titled owner transfers title to a new owner, they are allowed to continue renting their property."
- b. **Parking**-K&C recommended an amendment.
- c. **Driveway Repair** – The driveway at 2523 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. **Landscape**- Dave Franklin presented a tree report that Ann Hasbach organized. 3 in 1 Tree Service provided a quote for tree trimming and removal (18 total items) totaling \$12,676. The priorities are:
 - 1.) Remove large pear tree at 2621/2627 GS. The homeowners at these addresses are ok with the removal. The 3-in-1 quote was for trimming (\$675) and an estimate of \$1,000 for removal.
 - 2.) Grind tree roots along driveway at 2523 GL (Quote \$125).
 - a. The board voted unanimously to accept the quotes as long as the trimming estimate does not exceed \$1,000.

7) **NEXT MEETING DATE:**

- a. The next meeting will be held on Tuesday, July 28, 2026, at 6:00 p.m. at 2573 Greenside Drive.

8) **ADJOURNMENT**

- a. Dave Franklin made a motion to adjourn the meeting, and David Hasbach seconded. All were in favor; the motion was carried. There being no further business to be carried out before the Board, the meeting was adjourned at 7:13 p.m.

Canterbury Village Condominium Association

Balance Sheet as of 6/30/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$51,569.43	(\$10,492.00)	\$41,077.43
15000 - Reserve - First Citizens #4643		\$37,214.00	\$37,214.00
Total CASH	\$51,569.43	\$26,722.00	\$78,291.43
Total Assets	\$51,569.43	\$26,722.00	\$78,291.43
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$14,375.20		\$14,375.20
Total LIABILITIES	\$14,375.20		\$14,375.20
EQUITY			
23001 - Reserve - General		\$26,691.57	\$26,691.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	\$23,848.45	\$30.43	\$23,878.88
Total EQUITY	\$37,194.23	\$26,722.00	\$63,916.23
Total Liabilities / Equity	\$51,569.43	\$26,722.00	\$78,291.43

Canterbury Village Condominium Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
41000 - Assessment	30,511.00	29,600.00	911.00	182,253.52	177,600.00	4,653.52	355,200.00
42000 - Operating Account Interest	1.59	-	1.59	10.26	-	10.26	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	122.40	-	122.40	488.35	-	488.35	-
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	-
Total INCOME	30,634.99	29,600.00	1,034.99	202,125.26	177,600.00	24,525.26	355,200.00
Total Income	30,634.99	29,600.00	1,034.99	202,125.26	177,600.00	24,525.26	355,200.00
Operating Expense							
RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	18,000.00	18,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	18,000.00	18,000.00	-	36,000.00
UTILITY EXPENSE							
61000 - Electric	191.11	200.00	8.89	1,346.03	1,200.00	(146.03)	2,400.00
63000 - Water / Sewer	140.28	258.33	118.05	574.86	1,549.98	975.12	3,100.00
64000 - Trash	2,407.78	2,200.00	(207.78)	13,668.90	13,200.00	(468.90)	26,400.00
Total UTILITY EXPENSE	2,739.17	2,658.33	(80.84)	15,589.79	15,949.98	360.19	31,900.00
MAINTENANCE							
72500 - Chimney	-	-	-	455.00	-	(455.00)	-
75000 - General Maintenance	-	5,208.33	5,208.33	12,562.71	31,249.98	18,687.27	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	27,325.02	27,325.02	54,650.00
75500 - Extermination	-	583.33	583.33	3,698.91	3,499.98	(198.93)	7,000.00
76100 - Roofing	-	-	-	8,602.00	-	(8,602.00)	-
76200 - Gutter	-	-	-	2,348.50	-	(2,348.50)	-
76300 - Siding	-	-	-	635.00	-	(635.00)	-
79007 - Pest Control	-	-	-	1,617.97	-	(1,617.97)	-
79009 - Roads	-	1,333.33	1,333.33	-	7,999.98	7,999.98	16,000.00
Total MAINTENANCE	-	11,679.16	11,679.16	29,920.09	70,074.96	40,154.87	140,150.00
GROUNDS							
81000 - Landscape and Grounds	6,010.78	5,000.00	(1,010.78)	6,010.78	30,000.00	23,989.22	60,000.00
81100 - Landscape - Contract	-	-	-	24,043.12	-	(24,043.12)	-
81700 - Irrigation - Contract	-	250.00	250.00	1,715.00	1,500.00	(215.00)	3,000.00
81800 - Leaf Removal - Contract	-	-	-	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	3,499.98	3,499.98	7,000.00
82200 - Tree Care - Non-contract	-	-	-	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	685.00	208.33	(476.67)	4,585.00	1,249.98	(3,335.02)	2,500.00