

CANTERBURY VILLAGE COA

Board of Trustees Meeting

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

2573 Greenside Dr., 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, Janice Snyder and Bill Telzerow. Eric Ernst with Eclipse was in attendance.

2) REVIEW AND APPROVAL OF MINUTES:

- a. The minutes of the Board of Trustees meeting held June 23, 2026, were presented for review and approval. Dave Franklin moved to accept the meeting minutes. Bill Telzerow seconded. All were in favor; the motion carried.

3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:

- a. June 2026 financials were presented for review. The board asked Eric Ernst with Eclipse to get an update on the delinquencies. Bill Telzerow moved to accept the financial report, and Dave Hasbach seconded. All were in favor; the motion carried.

4) MANAGEMENT REPORT:

- a. **Violation Report-** Eric Ernst with Eclipse to review the violation report completed before the meeting while on-site. The board asked Eric Ernst to correct a few violations where the work had been completed.
- b. **Architectural Report-** No applications to review.

5) OLD BUSINESS:

- a. **Update- The board asked Eric Ernst to request a bundled price for W&L if they did the rental and parking amendments. 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, the titled owner may continue renting the property.
- b. **Update- The board asked Eric Ernst to request a bundled price for W&L if they did the rental and parking amendments.** Parking-K&C recommended an amendment.
- c. **Update- The board asked Eric Ernst to contact US Lawns for a quote for repairing the grass areas where the work was done. 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. **Completed. 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 the 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.

6) NEW BUSINESS:

- a. Irrigation- the board asked Eric Ernst with Eclipse to check with Sunrise Irrigation to make sure all zones are working.
- b. Dog Waste- The board has asked that emails be sent to the Property Managers of these rental units about dog waste not being cleaned up by the owners.
- c. Vantaca- The board asked that non-time-essential votes be taken care of at the meetings instead of in Vantaca due to difficulties with multiple messages, lack of prompts and notifications.

7) NEXT MEETING DATE:

- a. The next meeting will be held on Tuesday, August 25th 2026, at 6:00 p.m. at 2556 Greenside Drive.

8) ADJOURNMENT

- a. Dave Franklin made a motion to adjourn the meeting, and Pam Tritch seconded. All were in favor; the motion 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 7/31/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$44,404.41	(\$17,667.00)	\$26,737.41
15000 - Reserve - First Citizens #4643		\$40,218.89	\$40,218.89
Total CASH	\$44,404.41	\$22,551.89	\$66,956.30
Total Assets	\$44,404.41	\$22,551.89	\$66,956.30
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$14,313.75		\$14,313.75
Total LIABILITIES	\$14,313.75		\$14,313.75
EQUITY			
23001 - Reserve - General		\$22,516.57	\$22,516.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	\$16,744.88	\$35.32	\$16,780.20
Total EQUITY	\$30,090.66	\$22,551.89	\$52,642.55
Total Liabilities / Equity	\$44,404.41	\$22,551.89	\$66,956.30

Canterbury Village Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
41000 - Assessment	29,611.56	29,600.00	11.56	211,865.08	207,200.00	4,665.08	355,200.00
42000 - Operating Account Interest	1.75	-	1.75	12.01	-	12.01	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	85.29	-	85.29	573.64	-	573.64	-
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	80.00	-	80.00	-
Total INCOME	29,738.60	29,600.00	138.60	231,863.86	207,200.00	24,663.86	355,200.00
Total Income	29,738.60	29,600.00	138.60	231,863.86	207,200.00	24,663.86	355,200.00

Operating Expense

RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	21,000.00	21,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	21,000.00	21,000.00	-	36,000.00

UTILITY EXPENSE							
61000 - Electric	189.80	200.00	10.20	1,535.83	1,400.00	(135.83)	2,400.00
63000 - Water / Sewer	85.59	258.33	172.74	660.45	1,808.31	1,147.86	3,100.00
64000 - Trash	2,285.18	2,200.00	(85.18)	15,954.08	15,400.00	(554.08)	26,400.00
Total UTILITY EXPENSE	2,560.57	2,658.33	97.76	18,150.36	18,608.31	457.95	31,900.00

MAINTENANCE							
72500 - Chimney	-	-	-	455.00	-	(455.00)	-
75000 - General Maintenance	17,037.45	5,208.33	(11,829.12)	29,600.16	36,458.31	6,858.15	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	31,879.19	31,879.19	54,650.00
75500 - Extermination	-	583.33	583.33	3,698.91	4,083.31	384.40	7,000.00
76100 - Roofing	175.00	-	(175.00)	8,777.00	-	(8,777.00)	-
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	-	9,333.31	9,333.31	16,000.00
Total MAINTENANCE	17,212.45	11,679.16	(5,533.29)	47,132.54	81,754.12	34,621.58	140,150.00

GROUNDS							
81000 - Landscape and Grounds	6,010.78	5,000.00	(1,010.78)	12,021.56	35,000.00	22,978.44	60,000.00
81100 - Landscape - Contract	-	-	-	24,043.12	-	(24,043.12)	-
81700 - Irrigation - Contract	-	250.00	250.00	1,715.00	1,750.00	35.00	3,000.00
81800 - Leaf Removal - Contract	-	-	-	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	4,083.31	4,083.31	7,000.00
82200 - Tree Care - Non-contract	-	-	-	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	415.00	208.33	(206.67)	5,000.00	1,458.31	(3,541.69)	2,500.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	780.93	500.00	(280.93)	26,855.79	3,500.00	(23,355.79)	6,000.00
Total GROUNDS	7,206.71	6,541.66	(665.05)	74,037.69	45,791.62	(28,246.07)	78,500.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	10,850.00	10,850.00	-	18,600.00
91400 - Copies	-	20.83	20.83	119.03	145.81	26.78	250.00
91500 - Postage / Mailing	39.61	75.00	35.39	490.21	525.00	34.79	900.00
92100 - Insurance	5,262.83	3,800.00	(1,462.83)	31,496.56	26,600.00	(4,896.56)	45,600.00
92200 - Insurance Claim	-	-	-	11,079.05	-	(11,079.05)	-
93100 - Legal	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
94100 - Accounting	-	33.33	33.33	395.00	233.31	(161.69)	400.00
95000 - Social Activities	-	25.00	25.00	-	175.00	175.00	300.00
96000 - Website	-	25.00	25.00	-	175.00	175.00	300.00
98000 - Bank Charge	-	-	-	5.00	-	(5.00)	-
99999 - Miscellaneous Admin	10.00	41.67	31.67	363.54	291.69	(71.85)	500.00
Total ADMIN	6,862.44	5,720.83	(1,141.61)	54,798.39	40,045.81	(14,752.58)	68,650.00
Total Expense	36,842.17	29,599.98	(7,242.19)	215,118.98	207,199.86	(7,919.12)	355,200.00
Operating Net Total	(7,103.57)	.02	(7,103.59)	16,744.88	.14	16,744.74	-