

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, August 25, 2026, at 6:00 p.m.
2556 Greenside Drive, Beavercreek, OH

Minutes

1) CALL TO ORDER / ATTENDANCE:

The regular meeting was called to order by President Dave Franklin at 6:02 p.m. at the location noted above. Board Members in attendance were Dave Hasback, Pam Tritsch, Bill Telzerow, and Janice Snyder. Eclipse was not in attendance.

2) REVIEW AND APPROVAL OF MINUTES:

The minutes of the Board of Trustees meeting held July 28, 2026, were not available for review. Dave Franklin to follow up with Eclipse to get status of last meeting minutes.

3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:

July 2026 financials were not available for review. Dave Hasback asked why we received a bill for snow removal in July. Dave Franklin to follow up with Eclipse to get July financials and also ask the question about the snow removal bill for July.

4) MANAGEMENT REPORT:

- a. **Maintenance Report** – No inputs from Eclipse.
- b. **Violation Report** – No inputs from Eclipse.

5) OLD BUSINESS:

- a. **Deck Repair** – Gomes has completed the deck repairs for this calendar year. They will begin painting the repaired decks in September.
- b. **Residents cleaning up after their pets** – Letters were supposed to be sent to residents in violation reminding them policy to pick up after their pets. Dave Franklin to follow up with Eclipse to see if these notices were sent.
- c. **Rental properties** – Eric was supposed to provide the board with information from the attorneys on rental property changes for the bi-laws. Dave Franklin to follow up with Eclipse to get the information.

6) NEW BUSINESS:

- a. **Eclipse Personnel Changes** – Eric Ernst has resigned from Eclipse. Our new property manager is Jennifer (last name not known at this time). She goes by Jen. Nate and Chris (Eclipse management) have assured us that she will be present next month to meet the board. Starting next calendar year, 2027, Eclipse will attend each monthly meeting. After the September 2026 meeting Jen will not be in attendance due to the meeting attendance for the calendar year 2026 being exhausted.
- b. **US Lawns** – Will be removing the two trees at the entrance of the community that are blocking the Canterbury Village sign. They will also be adding soil, grass seed, and straw covering to 2536 Greenlefe and 2621 Greenside where two Bartlett Pear trees were removed.
- c. **Condo Painting** – Painting of the condos is scheduled to start in September. Bushes and trees around the buildings scheduled to be painted will be trimmed prior, by 3-in-1 Tree Trimming, prior to painting. The owners will be asked to remove or at least move items off their decks and patios (if applicable) prior to painting. A reminder email will be sent to the affected owners.
- d. **Sprinkler System** – The broken sprinkler pipe has been repaired. The Board decided due to all the recent rain the sprinkler system will not be turned back on yet. The board will keep an eye on the lawns and possibly have the system turned back on in September.
- e. **Community Socials** – The Community Social for September is going to be a community picnic. The date is September 13, 2026. An email will be sent to the community with additional information.

- f. **Landscaping Update** – Ann Hasbach said that most of the boxwoods within the community seem to be doing well and the worm infestation has been kept at bay. This situation will continue to be monitored. Several old and rough looking boxwoods will be removed from the courtyard this fall.

7) NEXT MEETING DATE:

The next meeting will be held on Tuesday, September 29, 2026, at 6:00 p.m. at 2595 Greenside Drive.

8) ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 6:38 p.m.

Canterbury Village Condominium Association

Balance Sheet as of 8/31/2026

Assets	Operating	Reserve	Total
CASH			
11000 - Operating - First Citizens #4635	\$45,584.12	(\$24,642.00)	\$20,942.12
15000 - Reserve - First Citizens #4643		\$26,743.76	\$26,743.76
Total CASH	\$45,584.12	\$2,101.76	\$47,685.88
Total Assets	\$45,584.12	\$2,101.76	\$47,685.88
Liabilities / Equity	Operating	Reserve	Total
LIABILITIES			
19800 - Homeowner Credits	\$16,486.75		\$16,486.75
Total LIABILITIES	\$16,486.75		\$16,486.75
EQUITY			
23001 - Reserve - General		\$2,061.57	\$2,061.57
24000 - Retained Earnings	\$13,345.78		\$13,345.78
24500 - Net Income	\$15,751.59	\$40.19	\$15,791.78
Total EQUITY	\$29,097.37	\$2,101.76	\$31,199.13
Total Liabilities / Equity	\$45,584.12	\$2,101.76	\$47,685.88

Canterbury Village Condominium Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
41000 - Assessment	29,600.00	29,600.00	-	241,465.08	236,800.00	4,665.08	355,200.00
42000 - Operating Account Interest	1.01	-	1.01	13.02	-	13.02	-
43000 - Enforcement Assessment	-	-	-	50.00	-	50.00	-
44000 - Late Fee	27.00	-	27.00	600.64	-	600.64	-
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	-	-	-	80.00	-	80.00	-
Total INCOME	29,628.01	29,600.00	28.01	261,491.87	236,800.00	24,691.87	355,200.00
Total Income	29,628.01	29,600.00	28.01	261,491.87	236,800.00	24,691.87	355,200.00
Operating Expense							
RESERVE CONTRIBUTION							
51000 - Reserve Contribution	3,000.00	3,000.00	-	24,000.00	24,000.00	-	36,000.00
Total RESERVE CONTRIBUTION	3,000.00	3,000.00	-	24,000.00	24,000.00	-	36,000.00
UTILITY EXPENSE							
61000 - Electric	-	200.00	200.00	1,535.83	1,600.00	64.17	2,400.00
63000 - Water / Sewer	708.33	258.33	(450.00)	1,368.78	2,066.64	697.86	3,100.00
64000 - Trash	2,358.41	2,200.00	(158.41)	18,312.49	17,600.00	(712.49)	26,400.00
Total UTILITY EXPENSE	3,066.74	2,658.33	(408.41)	21,217.10	21,266.64	49.54	31,900.00
MAINTENANCE							
72500 - Chimney	-	-	-	455.00	-	(455.00)	-
75000 - General Maintenance	10,535.00	5,208.33	(5,326.67)	40,135.16	41,666.64	1,531.48	62,500.00
75100 - Exterior Paint	-	4,554.17	4,554.17	-	36,433.36	36,433.36	54,650.00
75500 - Extermination	-	583.33	583.33	3,698.91	4,666.64	967.73	7,000.00
76100 - Roofing	-	-	-	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	-	10,666.64	10,666.64	16,000.00
Total MAINTENANCE	10,535.00	11,679.16	1,144.16	57,667.54	93,433.28	35,765.74	140,150.00
GROUNDS							
81000 - Landscape and Grounds	7,158.34	5,000.00	(2,158.34)	19,179.90	40,000.00	20,820.10	60,000.00
81100 - Landscape - Contract	-	-	-	24,043.12	-	(24,043.12)	-
81700 - Irrigation - Contract	-	250.00	250.00	1,715.00	2,000.00	285.00	3,000.00
81800 - Leaf Removal - Contract	-	-	-	2,242.19	-	(2,242.19)	-
82100 - Landscape - Non-contract	-	583.33	583.33	-	4,666.64	4,666.64	7,000.00
82200 - Tree Care - Non-contract	-	-	-	1,172.62	-	(1,172.62)	-
82700 - Irrigation - Non-contract	-	208.33	208.33	5,000.00	1,666.64	(3,333.36)	2,500.00

Canterbury Village Condominium Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
83000 - Landscape Improvement	-	-	-	987.41	-	(987.41)	-
84000 - Snow Removal	-	500.00	500.00	26,855.79	4,000.00	(22,855.79)	6,000.00
Total GROUNDS	7,158.34	6,541.66	(616.68)	81,196.03	52,333.28	(28,862.75)	78,500.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	12,400.00	12,400.00	-	18,600.00
91400 - Copies	-	20.83	20.83	119.03	166.64	47.61	250.00
91500 - Postage / Mailing	48.39	75.00	26.61	538.60	600.00	61.40	900.00
92100 - Insurance	5,262.83	3,800.00	(1,462.83)	36,759.39	30,400.00	(6,359.39)	45,600.00
92200 - Insurance Claim	-	-	-	11,079.05	-	(11,079.05)	-
93100 - Legal	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
94100 - Accounting	-	33.33	33.33	395.00	266.64	(128.36)	400.00
95000 - Social Activities	-	25.00	25.00	-	200.00	200.00	300.00
96000 - Website	-	25.00	25.00	-	200.00	200.00	300.00
98000 - Bank Charge	-	-	-	5.00	-	(5.00)	-
99999 - Miscellaneous Admin	-	41.67	41.67	363.54	333.36	(30.18)	500.00
Total ADMIN	6,861.22	5,720.83	(1,140.39)	61,659.61	45,766.64	(15,892.97)	68,650.00
Total Expense	30,621.30	29,599.98	(1,021.32)	245,740.28	236,799.84	(8,940.44)	355,200.00
Operating Net Total	(993.29)	.02	(993.31)	15,751.59	.16	15,751.43	-

Canterbury Village Condominium Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
INCOME							
22000 - Reserve Account Interest	4.87	-	4.87	40.19	-	40.19	-
Total INCOME	4.87	-	4.87	40.19	-	40.19	-
Total Income	4.87	-	4.87	40.19	-	40.19	-
Reserve Net Total	4.87	-	4.87	40.19	-	40.19	-
Net Total	(988.42)	.02	(988.44)	15,791.78	.16	15,791.62	-