

CANTERBURY PARK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 26, 2019 MINUTES

I. CALL TO ORDER

The monthly Board of Directors Meeting of the Canterbury Park Homeowners Association was held February 26, 2019 and called to order at 7:04 pm at the HOA 2 Clubhouse, located at 7306 Oxford Dr., Castle Pines, CO 80108. Board Members present were David Kuhns, Judy Aguilar, and Jim Russell. Tom Sandler was unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

The following owners were in attendance at this meeting: Anita Wiegert, Joe Brehm, Diane McOmie, however owners who signed in remained for the Board Meeting. Favorable Michele Palmieri, Jeane Marshall, Dennis Gilmore, Virgil Couse, and Joseph and Carolyn Richardson. Concerns were shared regarding ice and snow removal and a question regarding the completion of gutter cleaning in the Broakwick area.

III. APPROVAL OF MINUTES

The November 27, 2018 Board Meeting minutes were reviewed. A motion was made by Judy Aguilar and seconded by Jim Russell approving the November 2018 Board Meeting minutes as presented for the record. All Board members present voted in favor and the motion carried. In addition the November 27, 2018 Annual Meeting Minutes were reviewed for accuracy prior to posting the draft for approval at next year's Annual Meeting.

IV. FINANCIAL BUSINESS

President, David Kuhns reported on both the December 31, 2018 Year End Financial and the January 31, 2019 Financial. It was echoed that water expenses continue to present a challenge for 2019 however for the first month's reporting the financial reflect a good start to the year.

V. OLD BUSINESS

Bylaws, Declaration Rewrite – Board members continue to review the first draft of the amended Declaration. In general there were no questions and the Board's expectation is to have a final draft to present to the membership for voting in May or June of this year.

Snow Removal – Snow Triggers – Following the difficult snow removal during the month of February and the temperatures creating ice issues, David Kuhns reported on the Board's onsite meetings with CDI's Snow Removal representative to iron out some of the initial problems with the new contractor. David reminded all present that the triggers for snow removal are 2" for walks and 4" for drives, and there is a need for Board approval/permission to shovel at ½". The Association has purchased and distributed ice melt buckets to assist with the Colorado freeze and thaw issues.

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Exterior Wood Replacement 2019 and Paint Phase – Prep-Rite for Approval – A motion was made by David Kuhns and seconded by Judy Aguilar approving the Exterior Wood Estimate 2019 in the amount of \$11,780.00, and the Exterior Paint Estimate for phase three (33 units) in the amount of \$49,750.00. All Board members present voted in favor and the motion passed. Email blasts will be sent to the owners of homes in this phase as we near the scheduled time.

Asphalt Crack Seal and Sealcoat – Currently the association has one proposal from Denver Asphalt and Concrete Services, Inc. in the amount of \$16,490.00 for this spring 2019 project. A competitive bid from A-1 Chip Seal and Rocky Mountain Pavement will be obtained for comparison.

Hand Rail Update – The missing metal handrail nearest 7351 Norfolk Pl. is scheduled to be complete this Thursday, February 28th.

Concrete Work – Aspen Group – The concrete work approved for sinking porch will be scheduled once the weather warms a bit.

VI. NEW BUSINESS

Building Repair - Engineer – A motion was made by David Kuhns and seconded by Judy Aguilar approving the proposal from Aspen Group for an engineer's drawing for the repairs needed to units showing disrepair where the stone exterior meets the siding. It was also the general consensus of the Board to have the Aspen Group report on other units that may present the same builder issue. All Board members present voted in favor and the motion passed.

Tree Service Competitive Proposals – A motion was made by David Kuhns and seconded by Jim Russell to engage the tree services of A Shady Tree Services for treatment and fertilization as needed throughout the community. David Kuhns noted that Preservation Tree Service served the community well however the competitive prices have led the Board to changing vendors. All Board members present voted in favor passing the motion.

Parking Issues – A recent parking issue on Sherman St. was discussed. The 72 hour parking rule for visitor parking was reiterated and a letter will be sent to the owner reminding that cars should first be parked in the two car garage and visitors parking is limited. Cars must rotate from one space to another is more than the 72 hours is required.

Other – A failing pine tree on the corner of Norfolk Pl near 7333 was approved for removal and stump grinding.

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VII. CORRESPONDENCE/CALENDAR

The 2019 calendar for Association business was reviewed.

VIII. EXECUTIVE SESSION

No executive session called.

IX. ADJOURNMENT

The next Board Meeting date is March 26, 2019. A motion was made by David Kuhns and seconded by Judy Aguilar to adjourn this meeting at 8:13 pm.

Minutes Respectfully Submitted by

Jean Ronald, CAM