

CANTERBURY PARK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 25, 2020 MINUTES

I. CALL TO ORDER

The monthly Board of Directors Meeting of the Canterbury Park Homeowners Association was held February 25, 2020 and called to order at 7:03 pm at the HOA 2 Clubhouse, located at 7306 Oxford Dr., Castle Pines, CO 80108. Board Members present were David Kuhns and Eric Andersson. Tom Sandler was present via conference call. Board Members Judy Aguilar and Jim Russell were not in attendance. Jean Ronald, CAM was present representing Weststar Management Corp.

Owners in attendance at this meeting were Virgil Couse, Anita Weingart, and Jo Brehm. Meeting.

It was noted that there was no meeting in December 2019 and no quorum for the January 28, 2020 date.

II. APPROVAL OF MINUTES

A motion was made by Tom Sandler and seconded by Eric Andersson approving the minutes of the November 26, 2019 Board Meeting minutes as presented for the record. All Board members voted in favor and the motion passed.

In addition the November 26, 2019 Annual Meeting minutes were reviewed for accuracy. All Board members voted in favor and the motion passed. This set of minutes will be presented at the 2020 Annual Meeting for membership approval.

III. FINANCIAL BUSINESS

Board Treasurer, Tom Sandler presented the January 31, 2020 financial statements and the aged receivables as of January 31, 2020. The January 2020 financial reports were accepted by the Board for the records.

Snow Removal Expenses – A motion was made by Tom Sandler and seconded by David Kuhns to approve the allocation of up to \$25,000.00 in snow removal expenses to reserves. All Board members present voted in favor and the motion passed.

Loss Assessment Update – As of February 25, 2020 a total of eighty-six (86) owners have paid the loss assessment in full, thirty-one (31) owners are on a six month payment plan or have a small amount remaining to be paid, and ten (10) remain to make payment in full or enter into a payment plan. Travelers Insurance has made the first payment of \$92,000.00 per the statement of loss and the loss assessment amounts paid total \$1,384,528.10 as of February 25, 2020.

Annexation Update – For the record it was stated that sixteen (16) of the eighteen (18) lots have signed the consent to be annexed into the community. One is currently with the Association's Attorney and the second resides in California and attempts have failed to date to contact the owner.

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IV. OLD BUSINESS

Wind and Hail Event – March 12 – Informational Meeting – An email blast will be sent to all for the Informational Meeting to be presented by Premiere Roofing. The roofing contractor has put together a zone map for project progression, set March 16th for mobilization and the week of March 23rd, weather permitting, for the commencement of work.

Snow Removal – Following a request from an owner in January to have streets plowed by the City, David Kuhns informed that he contacted Larry Nimmo from Castle Pines regarding snow plowing and confirmed that the private streets in Canterbury cannot be plowed by the City nor can Canterbury's vendor plow the city streets.

V. NEW BUSINESS

Email Blast March 2020 – An email blast will be sent in March with the information on 1) Information Meeting March 12, 2020 at 6:00 pm in the HO2 Clubhouse, 2) Next Board Meeting date and Board Members, and 3) Loss Assessment reminder.

Violations – Parking violation letter was reviewed.

CORRESPONDENCE/CALENDAR

The 2020 calendar for Association business was enclosed in the Board Packet.

VI. EXECUTIVE SESSION

An executive session was called to discuss legal matters relating to the annexation of two lots.

VII. ADJOURNMENT

The next Board Meeting is scheduled for March 24, 2020. A motion was made and seconded to adjourn this meeting at 7:40 pm.

Minutes Respectfully Submitted by

Jean Ronald, CAM

