

# CANTERBURY PARK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

MAY 26, 2020

### MINUTES

#### I. CALL TO ORDER

The monthly Board of Directors Meeting of the Canterbury Park Homeowners Association was not held as scheduled in the HOA2 Clubhouse, but at the Weststar Management Office for discussion, and followed by an email vote. Board Members voting were David Kuhns, Judy Aguilar, Eric Andersson, and Tom Sandler. Jim Russell was not in attendance for the discussion. Jean Ronald, CAM was present and later received email votes.

#### II. APPROVAL OF MINUTES

All Board members voted in favor of approving the April 30, 2020 Board Meeting Minutes (notes) as presented for the record. All Board members voted in favor and the motion passed. This vote to be ratified at the next regularly scheduled Board Meeting.

#### III. FINANCIAL BUSINESS

The April 30, 2020 financial statements were presented for review and accepted by the Board. The Aged Receivable report for April 30, 2020 was also presented for review.

Loss Assessment Update – As of May 23, 2020 all but four (4) owners have not paid in full. Another four continue on the payment plan. Beginning June interest will be applied to loss assessments in arrears.

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 although the owner was contacted verbally no payment has yet been received.

#### IV. OLD BUSINESS

Roofing Replacement Progress Report – Recent Progress Reports on the roofing were provided for Board review.

#### V. NEW BUSINESS

Phase IV Paint Project - Board Members voted unanimously to approve the Prep-Rite Coatings & Contracting, LLC Phase 4 Paint and Repair Proposal at a total cost of \$112,541.00. This email vote to be ratified at the next regularly scheduled meeting.

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Landscaping – Quotes to remove mulch and replace with cobblestone, # 1160 and #1159 totaling \$18,800.00 were approved in discussion and email vote. In addition the trees throughout the community will be evaluated by Matt's Tree Service for freeze damage and the Board will be walking the community to identify shrubs for removal and possible replacement.

Crackseal, Sealcoating, and Striping – It was the general consensus of the Board to approve \$21,000.00 for the roadwork with Denver Asphalt and Concrete Services. Depending on paint scheduled, the roadway work will be scheduled for summer months.

June EBlast – An email blast will be sent for the month of June.

## VI. ADJOURNMENT

The next Board Meeting is tentatively scheduled for June 23, 2020. Minutes Respectfully Submitted by

Jean Ronald, CAM