

CANTERBURY PARK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING JUNE 26, 2020 MINUTES

I. CALL TO ORDER

The monthly Board of Directors Meeting of the Canterbury Park Homeowners Association was held June 26, 2020 and called to order at 6:00 pm at the Weststar Management Corporation, located at 6795 E. Tennessee Ave. #601, Denver CO 80224. Board Members present were David Kuhns, Eric Andersson, Tom Sandler, Jim Russell, and Judy Aguilar and the membership was invited to call in via conference call. Jean Ronald, CAM and Mike Workman, CMCA, AMS were present representing Weststar Management Corp.

Owners in attendance via conference call were Rick Holland, 667 Sherman ST.; Michelle Palmieri, 7486 Carey Lane; Diane, 7484 Carey Lane; Troy and Janette Teller, 7489

Topics covered were upcoming painting and repair work. It was stated that Phase IV paint and repair scheduling is not yet determined. The contractor has confirmed that repair work will begin in July. David Kuhns confirmed to owners that repairs will include wood rot. Stucco paint is also included as part of this project.

Also a tree with split bark was presented as a concern and the landscaper has informed this is most probably due to the April freeze.

Owners were once again reminded to send any pending repairs following the roofing project to management in order to submit them via email to Premiere. This will also be added to the next email blast.

II. APPROVAL OF MINUTES

A motion was made by Tom Sandler and seconded by Judy Aguilar approving the minutes of the May 26, 2020 Board Meeting minutes (notes) as presented for the record. All Board members voted in favor and the motion passed.

III. FINANCIAL BUSINESS

The May 31, 2020 Financials were accepted by the Board. In addition, a loss assessment update was provided as of June 16, 2020, as follows:

Receipt of Travelers Funds and Loss Assessments from owners	\$ 2,245,074.00
Outstanding Funds from owners	\$ 79,342.00
Total funds paid to Premiere Roofing	\$ 2,324,907.63

All accounts in arrears were reviewed and will be sent for collections according to the Association's policy.

Annexation Update – The records continue to reflect 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.

IV. OLD BUSINESS

Roofing Replacement Progress Report – It was stated for the record that a final walk took place in the am with Premiere Roofing as the project is complete (except for the roof at 7499 Carey Lane). An email blast will be sent echoing the need for all owners to send any complaints or concerns to management to have work orders placed.

CANTERBURY PARK HOMEOWNERS ASSOCIATION

Canterbury Park
Board Meeting Minutes
June 26, 2020
Page 2

Paint Project - Schedule – The Board was informed that Prep-Rite Painting has not yet scheduled the paint work however confirms that repair work will begin sometime in late July.

V. NEW BUSINESS

Tree Replacement/Removal – Start date June 17, 2020 – The Board ratified their email vote to remove sixteen (16) Ash Trees that failed this winter/spring. Removal is being completed by Matt's Maintenance and currently the Board has a proposal from Front Range Landscape & Maintenance for fourteen (14) 2.5' Autumn Blaze Maples at \$600.00 each. The Board is requesting clarification on the price and also the price for an upgrade on two trees that owners have indicated they will pay the difference.

Maintenance - Electrical – A motion was made by Jim Russell and seconded by Judy Aguilar to approve the quote submitted by The Electrician Inc. for Option One to Repower a circuit at \$435 (trenching not included). All Board members voted in favor and the motion passed. Chris Dunn of PerennialScapes will be notified for the trenching.

Email Blast July 2020 – It was requested that owners be reminded of the upcoming wood repair and paint program Phase IV, and the efforts to conserve water.

Ventilation/Soffit Upgrade – The consensus of the Board is to review and discuss this upgrade at a later date.

Governing Documents Update – Legal counsel will be contacted regarding the amendment and whether the Association may proceed with the membership voting at this time, noting that two individuals are pending signature on the consent form.

Asphalt Project Update – Denver Concrete and Asphalt will commence the project June 29, 2020. An email blast regarding the project scheduling and colored map will be sent. In addition, each owner will receive a notice at their unit.

Landscape Enhancement Update – Plant material purchased is being installed by Enrique Aguilar and the cobble and mulch is being replaced by PerennialScapes.

Snow Removal Bids – Management will procure competitive snow removal contracts.

Status of Requested Concrete Work – Bids have been requested for mudjacking and other concrete work and will be presented to the Board.

CANTERBURY PARK HOMEOWNERS ASSOCIATION

Canterbury Park
Board Meeting Minutes
June 23, 2020
Page 3

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.


VII. ADJOURNMENT

The next Board Meeting is scheduled for July 28, 2020. A motion was made and seconded to adjourn this meeting at 6:55 pm.

Minutes Respectfully Submitted by

Jean Ronald, CAM

Canterbury Board of Directors:

Approved by:  Date: 07/28/2020

On the behalf of the Board of Directors