

CANTERBURY PARK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 28, 2020

MINUTES

I. CALL TO ORDER:

The monthly Board of Directors Meeting of the Canterbury Park Homeowners Association was held July 28, 2020 and called to order at 6:00 pm at the Weststar Management Corporation Office, located at 6795 E. Tennessee Ave. #601, Denver CO 80224. Board Members present were David Kuhns (David), Jim Russell (Jim), and Judy Aguilar (Judy). Tom Sandler (Tom) was in attendance via conference call. The membership was invited to call in via conference call as well. Senior Property Manager, Mike Workman (CMCA, AMS), was present representing Weststar Management Corp.

Owners in attendance via conference call were Rick Holland, 667 Sherman ST.; Lori Taverez, 7516 Carey Lane; Diane McOmie, 7484 Carey Lane; Michelle Palmieri, 7387 Norfolk Place

Topics covered were Landscaping – Pine Trees turning brown at the top and large trees with bumps on the trunk; David advised that management will contact the tree service to have a look and remediate. Sidewalks sinking at 7516 – Management advised that the bid for mudjacking was approved. Community waiting for the confirmation from the vendor on a start date. Landscaping – Dirt/ bare spots. David advised that that the landscapers are spreading bark in the planting beds. He was not sure if they had made it all the way to Broadwick, but Management would check with them.

II. APPROVAL OF MINUTES:

A motion was made by Judy and seconded by Jim approving the July 28, 2020 Board Meeting minutes as presented for the record. All Board members voted in favor and the motion passed.

III. FINANCIAL BUSINESS:

The June 2020 Financials were reviewed and reported on by Tom. All looked good with the following questions and adjustments:

Management to review the AR report and adjust for those not in the Association. Tom asked about the Bad Debt write off. Management to contact the Associations CPA and discuss its reclassification. Tom asked why the Association was \$109,000.00 behind in reserve transfers. Management to speak with Margie at Weststar and report back to the board.

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

Judy made a motion to accept the June 2020 financials. Jim seconded, all approved. The July Financials were approved and accepted by the Board of Directors.

Annexation Update – The records continue to reflect seventeen (17) of the eighteen (18) lots have signed the consent to be annexed into the community. The final home is in negotiations with the Board of Directors, through the Associations Attorney.

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IV. OLD BUSINESS:

Management Reviewed Old Business -

The Electrician – Management will circle back with the vendor and find out why the work has yet to be completed. Management did speak with them prior to the meeting. They indicated that the original proposal would not work as there is an additional break at the base of the pole. Tech to call management with further information.

Bark and Cobblestone – Management to follow up with the landscaper as to the status of the bark and cobblestone installation.

Attic Space ventilation proposal from Premier Roofing: – This item was tabled until the spring of 2021. The board will ask for three (3) bids when they decide to move forward.

Landscape Watering – Management to review the last couple of irrigation water bills and compare them to the irrigation water bills for the same period in 2019. Subtract 5% for the water increase and then figure out the difference. That is to be billed back to the landscaper for the additional water used for the sod replacement.

V. NEW BUSINESS:

David reviewed New Business -

708 Sherman – To be discussed in Executive Session

562 Clarendon Loop – Judy spoke with the owner regarding their request for landscaping at the planting bed. Judy advised that Enrique completed the request and planted a bush. Reimbursement will be sent to the management company.

7383 Norfolk Place – Management to check with Travelers and with Premier regarding the screens. Check and see if they were on the estimate. Management did check with Travelers. Agent advised that the claim was closed and to repair, the HOA would have to open a new claim. Screens were not noted by the adjuster for unit 7383 Norfolk.

Snow Removal Bids – David advised to table the bids until the August meeting in lieu of a third bid. A decision will be made at that time.

VI. COMMITTEE REPORTS AND CALENDAR:

The calendar for 2020 was presented to the Board and include in the Board Packet.

VII. HOMEOWNER COMMENTS:

David spoke to the owners about the stucco and painting project being done by Preprite.

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VIII. ADJOURNMENT:

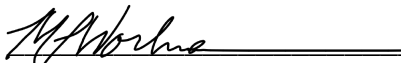
Hearing no new business before the board, Judy made a motion to adjourn the July meeting of the board of directors. Jim seconded the motion – all approved. The next meeting of the Board of Directors will be August 25, 2020 at 6.00 PM at the Weststar office. Members can attend via conference call.

The Board moved to the Executive Session to discuss collections and other legal matters before the Board.

Minutes Prepared by: Mike Workman | CMCA, AMS; with Weststar Management

Canterbury Board of Directors:
Minutes Approved by the Board of Directors

Name: Mike Workman | CMCA, AMS

Signature:  Date: 08/25/2020

On the behalf of the board of directors - Approved at the 8/25 board meeting