

Canterbury Estates HOA annual meeting - Feb. 5, 2022 - Minutes by Andrew Mullen

Board members present: Charles Metzker, Andrew Mullen, Dale Williams, Corey Grace

Board members absent: Kelly Timson, Jill Loxterman

Members present: Harry and Mary Bognich, Vee Butler, Greg and Linda Breck, Barb Williams

Charles opened the meeting at 10:22am

Cory presented the budget presentation

Projections were fairly accurate for the actual fees

Cory pointed out the few discrepancies with the year dealing with Covid and previous years budget

Discussion of and summary of trash service

Corey's first proposal is to continue the current budget allotments

Dale explained the current bids for new lawn and landscaping - the need to change because of the increasing price of our current business

New company - Rooted is the new company -

Discussion of how funds are labeled in the budget - "capital improvements" - Clarifying with HAKC what buckets they call the island work

Corey explaining hat currently the balance is \$49,027.47

Attorney fee questions - Charles explained the current status and expectations with the attorney "Legal services" covers the HAKC policy of legality

Vee questioned the contract with Rooted - 2 year expected contract

Corey went through line by line as proposed budget - added a "Legal Services" line of \$1200.

Teague electric has been the company we go to for the electric services - lights and fees should be covered in the current budget proposal despite a bad light seal that is causing that repeated burning out

Discussion on the property at 11728 Woodward - hope for a sale and to be able to pick up the lien money this year (perhaps 2 years worth of unpaid HOA dues + fees)

Corey discussed the Trash fees -

Reduced the "Postage, Directory, and Newsletters" budget to \$200 from \$1000 -

Charles made a motion to keep dues at \$330 for 2022. The motion was seconded and discussion continued

The dues would not increase due to the reserves being available.
The conversation about a gradual increase instead of a large future increase.
Flyer could be sent out with dues notice explanation

Greg wanted to know the rationale for the \$49k kept in the savings for it.

Vee questioned if there is a better place to keep the savings so interest would be better
***The question for the future of where we could be putting that money - future agenda item

Corey will ask Doug and Patty at HAKC for comparisons with other home associations about handling that surplus budget and savings

**** Jill needs to complete the list of communications with all residents to be able to make sure transparency for dues is

Dale moves to amend Charles' motion to increase the dues to \$335.

Discussion about the money in the bank versus operating at a negative knowing the money that is there in savings. General consensus was that operating at a negative this year was appropriate with savings being so consistently maintained.

Vote on the amendment - amendment failed.

Vote on the motion to maintain dues at \$330 for 2022. Motion passed unanimously.

**** Corey suggests (and Harry agrees) to have an informative letter/flyer to explain the possible future increase as well as the current budget.

Corey notes that we previously operated 2021 with the same negative budget idea.
Budget discussion closed

Charles opened discussion:

Linda brought out the disrepair and condition of rental properties in the neighborhood.

Charles suggested to contact Harnes, the owner of the two properties in questions

Dale wondered about sending a letter from the association to clean up the properties

*** Charles will contact Patty at HAKC about sending a letter to Harnes addressing the situation

Corey asked about recourse for yard maintenance and appearance of the HOA responsibilities vs. Overland Park city

Vee asked about hospitality to neighbors - does HOA ever do something or does it remain neighborly?

Board member nominations:

Board members up for election this year: Charles and Jill

Linda moved to continue to have Charles and Jill as board member - motion passed for a 2 year term for both Charles and Jill
Andrew, Corey, Dale, and Kelly are halfway through their 2 year term.

Next meeting details:

7pm on Tue - March 8th