



ANNUAL HOA MEETING

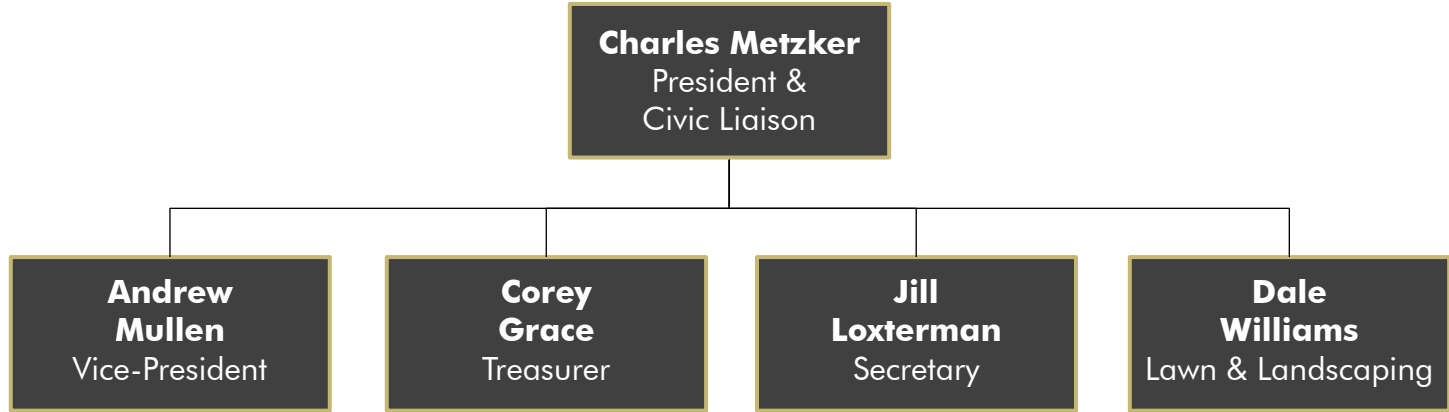
March 4, 2023



AGENDA

- Introductions
- Board Activities
- 2022 Events
- Committee and Activities Reports
- 2022 Expense Summary
- Budget for 2023 and Assessment Vote
- Election and Nomination of Board Members
- Roof Guidelines Discussion
- Close

2023 BOARD MEMBERS



BOARD ACTIVITIES

- ✓ Regularly scheduled board meetings
- ✓ Welcome new neighbors
- ✓ Maintain common areas and perimeter
- ✓ Annual Association garage sale
- ✓ Annual Association block party
- ✓ Civic liaison for Association
- ✓ Homes Association Kansas City (HAKC) liaison
- ✓ Approve roofing materials
- ✓ Annual meeting

HAKC – HOMES ASSOCIATIONS OF KANSAS CITY

www.ha-kc.org

- HAKC is a non-profit organization established in 1944
- Provides management services for homes associations
- Provides support for deed restrictions
- Collects dues, maintains financial records
- Provides audited financial statements to home associations
- Provides insurance for association common areas
- Hosts an annual business meeting
- Prepares balance sheets and income statements
- Prepares delinquency reports
- Prepares monthly summary of expenses
- Prepares dues invoices and mail to homeowners
- Receives dues & maintain records of payments
- Manages invoices from various vendors
- Provides assistance for annual budget preparation
- Assists with insurance needs and acquisitions
- Prints and mails newsletters, provides photocopy services

HOA EVENTS

- The HOA meets at Tomahawk Ridge Community Center about 7 times per year, including the annual meeting
- We have 2 events every year, a Neighborhood Garage Sale and a Block Party



LAWN MAINTENANCE AND IMPROVEMENTS

Dale Williams

- Perimeter lawn maintenance
- Fertilizing, seeding spraying and trimming
- Christmas decorations at entrances
- Flags at entrances on selected national holidays
- General maintenance of association trees and shrubs
- Seeded and aerated assorted perimeter and islands



COMMUNICATIONS

Jill Loxterman

The Board provides periodic communications to the HOA members, such as newsletters and flyers announcing events.

The Canterbury Estates Directory will be updated, and mailed out, by end of March.

Please contact Jill Loxterman with any additions, deletions or corrections:

Jill.Loxterman@gmail.com

816-509-8199



TRASH COLLECTION

- Deffenbaugh (now a subsidiary of Waste Management) remains the trash provider for 2023.
- Household trash, recycling and yard waste are currently picked up on Friday starting about 7AM. Yard trash during heavy seasonal use may be delayed until Saturday.
- About 45% of your dues are for trash service. The trash contract was renewed on August 1st, 2018 for 3 years with a limit of a 3% annual price increase.
- For any trash problems please contact Charles Metzker 913-451-1877.



TREASURER'S REPORT

- 2022 Expenditures and 2023 Budget
- Dues assessment for 2023
- Discussion and Vote



ELECTION OF BOARD MEMBERS

Nominated for 2 year terms:

- Andrew Mullen
- Dale Williams

Continuing on 2 year terms:

- Jill Loxterman
- Charles Metzker

Nominations from the floor:

- Nick Moore
- Catherine Frazier
- Wayne Burch (for lawn & landscaping)

TODAY

Volunteer to join the board.

NEXT MEETING

All volunteers will choose board positions.

Board positions

- President
- Vice-President
- Treasurer
- Secretary
- Member at Large

Committee positions

- Lawn & Landscaping
- Civic Liaison
- Social Media
- Communications
- Event/Party Planner

ROOF GUIDELINES UPDATED DISCUSSION

Canterbury Estate Homeowner's Association March 4th, 2023 Roofing Color Guidelines Update

All homeowners installing roofing or replacement roof materials must receive prior written approval of color and material specifications from the Board of Directors from the Homeowners Association before any order is placed for such materials, and any contract entered for installation.

WHAT CHANGED?

Previously a single color option was available for roofing materials.

This will open up other options but the Board of Directors has final say on whether the chosen color is acceptable and allowed.

CANTERBURY ESTATE HOMEOWNER'S ASSOCIATION

MARCH 4TH, 2023 ROOFING COLOR GUIDELINES UPDATE

A vote of YES means:

Homeowners will have more than one color option to choose from for their roofing or replacement roof materials. The Board of Directors has to approve the color to ensure it doesn't negatively impact the value of homes in the neighborhood.

A vote of NO means:

Homeowners will only have one color option choose from for their roofing or replacement roof materials. That color will be decided by the Board of Directors. All homeowners still have to have written approval of material specifications from the Board of Directors before any order is placed for such materials, and any contract entered for installation

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OTHER DISCUSSION

Open items from the floor or from the Board.



**THANK
YOU!**

