Canterbury Park HOA
2023 Annual Meeting Minutes
December 18, 2023

The meeting was called to order by Vic Blum; Introductions of the Board and Alicia with Lighthouse Management was done.

Vic asked if everyone was able to review the 2022 meeting minutes and if there were any changes they felt needed to be made. None of the owners present had any changes and Amanda Morgan made a motion to approve the 2022 Minutes. The motion was seconded by Vic Blum.

Vic stated that he has been working closely with Alicia on some of the projects and going over the expenses. One of the things that is concerning is the budget, particularly the online payment fees and the weir cleaning. Vic believes that the fees for online payments are ridiculous and would like to encourage owners to mail their payments to the management company or use the bill pay through their banks so that the HOA does not have to incur the payment fees.

The weir cleaning is extremely expensive just because the weir has not been completely cleaned out in a very long time. They tried to get it all the way cleaned out last year with Precision Hydrovac but was only able to do half of it with the funds that were budgeted at that time. The HOA budgeted $3,600.00 to clean the weir but once the vendor reached that amount, they were not able to continue unless they billed hourly, and no one knew how much more they would need to do. They were only able to get one channel cleaned. This year Vic is trying to get all of it cleaned out so that all that silt does not clog the pipes. It was recommended to just shut the pump off and leave the water in the weir and let Precision Hydrovac suck all the sediment out instead of them having to bring in water to stir up the sediment etc. The plan is also to flush the system several times throughout the year to avoid a buildup of the sediment. Windsor Park used to help with the cost of the weir cleaning but has not done so in many years.

An owner asked if we could cut off the irrigation water for Windsor Park. Vic stated that there is no way for the HOA to legally do that and if they attempted to do so, they could incur a hefty fine with the City of Fruita. Amanda is afraid to have the weir cleaning done during the season because the HOA already has to turn the irrigation off for many days every time there is a break in the line and the HOA always has quite a few breaks. Vic said they can try to flush the lines when the City of Fruita turns the irrigation off for their repairs, if they are notified that it will be off. It's recommended to flush the lines once a month to keep the sediment down and not incur such a hefty cost for cleaning the weir. The HOA has budgeted $10,000.00 for weir cleaning in the Spring but that service may exceed that.

Online Payments – The HOA has been incurring the fees every time an owner uses the online payment system, <u>unless</u> they owner is using a credit card, then they must incur the fee for the payment. The fees are as follows:

ACH (using your routing & checking account numbers) - $3.17 per transaction.
Debit Cards - $7.47 per transaction.

The HOA does not want to incur these fees and it is getting too costly. Amanda motioned to have a notice sent to all the owners that the HOA recommends not paying online because of the fees and

letting them know that they can make their payments by mailing in a check or money order or by using the bill pay through their bank. If using the bill pay, owners should be aware that the bank writes a paper check and mails it to the HOA, it is not a bank-to-bank transfer or direct deposit into the HOA's account.

Heidi made a motion to only email the monthly statements to owners to keep the postage cost low. The motion was seconded by Amanda Morgan. All owners were in favor.

Delinquent owners were discussed. There are several owners who are significantly behind in paying their dues. It was discussed that liens need to be placed on those that owe and the HOA should look into hiring an Attorney or Collection agency to recover those funds. Owners agreed that dues should not be increased until the HOA has tried to recover the delinquent funds.

It was voted to keep the dues at $40.00 per month for 2024. Owners agreed that the HOA should meet again in 6 months if the funds for the HOA are short.

Owners should be sure to keep their properties clear of any trash, debris or weeds. Violations can be reported to Lighthouse Management, and they will send violation letters to the offending property.

The incentive to credit owners for the December dues has proved to be beneficial for the HOA. Out of 76 properties, 33 properties pay the fees in full for the year. Owners present decided to continue the incentive.

Vic asked if anyone wanted to volunteer to be on the Board. Heidi volunteered to be on the Board; Vic volunteered to stay as well as Laura. Vic & Laura voted to keep Charles on the Board as well.

Canterbury Park has a Facebook page where all updates are posted. This includes irrigation water being turned off for repairs or notices regarding the annual meeting.

The meeting was adjourned at 7:00 PM.