

**Canterbury Village Homeowners Association  
Board of Directors and Annual Membership Meeting  
December 18<sup>th</sup>, 2003**

President Tom Keller called the meeting to order at 7:05pm at the Farnell Middle School Media Center. Board members present included Sheri Schobert, John Harrison, Chris Schraer, and Dick Richards. During the November meeting there were not enough Board members present to have a quorum, therefore, no minutes were taken.

This meeting serves as the Annual Membership Meeting. Members to vote on 2 Board seats and 2 budget issues. In order to have a quorum 119 votes are needed. Total of proxies and attendance is only 87.

John Harrison spoke to attending residents on the issues to be voted on prior to the count. John described budget activity from 2003 and proposed 2004 budget details. The Association will incur costs from future projects such as road repair / replacement and canal dredging. Not enough money is being put into reserves to cover costs. The present budget will not fund these projects. A 15% increase in dues is requested for 2004. An amendment is also proposed to allow the Board to increase dues up to 15% per year.

**Treasurer's Report:**

Reported by John Harrison

As at 11/30/03

Cash, Acc. Receivable + Deposits= \$20,763.03

Reserve Accounts=\$56,585.79

Total Assets = \$77,348.82

Current there is approximately \$44,000 saved for repaving

John Harrison motions that any excess money from the 2003 budget to be applied to the 2004 budget. Chris Schraer seconds. The motion carries unanimously.  
Taxes to be done by Page, Woolley, & Company.

**Architectural Control Committee:**

The following modifications were recommended for approval by the Committee:

16008 Preston Trail Way	Paint exterior of house
16024 Shinnecock Drive	Install front screen door
16020 Royal Aberdeen	Add to existing fence and replace front door of house
15408 Sir Maxwell Court	Install front screen door
16504 Blue Whetstone	Install additional landscaping
13148 Royal George Avenue	Paint exterior of house
12955 Royal George Avenue	Paint exterior of house
13007 Royal George Avenue	Paint exterior of house
12946 Royal George Avenue	Paint exterior of house
13051 Royal George Avenue	Paint exterior of house
12817 Royal George Avenue	Install swimming pool and enclosure
	Install room addition

The following modification was recommended for disapproval by the Committee.

12822 Royal George Avenue	Paint exterior of house ( Trim color not acceptable )
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Tom Keller motions that the Board accept the ACC recommendations. Chris Schraer seconds. The motion carries unanimously.

**Agenda:**

Board of Directors Elections:

As stated, not enough votes are available to have a quorum. The seats occupied by Chris Schraer (secretary) and Sheri Schobert (Vice President) are up for election. Since there is no quorum the seats will be held until the next membership meeting (2004).

Chris Schraer is unable to serve on the Board of directors because of a job change and impeding sale of his home in Canterbury Village. The Board must appoint a replacement to serve in his place until the next election.

Tom Keller motions that the Board appoint Carol DeWolf. The motion carries unanimously.

The votes are counted on the issues:

An increase of 15% as proposed for the 2004 Annual Assessment which requires a vote of two-thirds of the membership. I understand that the Board has the authority to increase the budget not more than 5% without the vote requirement.

34 in favor of                      46 against                      (60 required for approval)

An amendment to increase the percentage for Standard Increases for Common Expenses per Article VI Section 3 (b) of the Declaration from 5% to not more than 15% above the maximum assessment for the previous year without a vote of two-thirds of the Members who are voting in person or by proxy at a meeting duly called for this purpose.

15 in favor of                      64 against                      (120 required for approval)

**Open Forum:**

Holiday decorations at entrances are not sufficient. Residents discussed possible improvements. Lights will be donated.

Street light at Blue Whetstone out – Leigh to address.

Killarney Court entrance landscaping – No update except that Lennar and a homeowner are in dispute. The landscaping project is on hold.

Sago palms at north entrance need to be treated for scale.

Tom Keller would like to move the Annual Membership Meeting to October so as not to compete with the holiday season (Better attendance).

Tom motions that the 2004 meeting be held in October. John Harrison seconds. Unanimous carry. Elections will be effective immediately.

The meeting was adjourned at 8:10pm.