

Canterbury Estates Homes Association
Annual meeting
January 18, 2014

The Canterbury Estates Homes Association annual voters meeting was opened by President Everett Knapp at 10 AM at the Tomahawk Ridge Community Center.

The officers were introduced:

Everett Knapp President & HAKC Liaison
Charles Metzker Vice-President & Lawn and Landscaping
William Deckert Secretary
Mark Dean Treasurer
Erwin Stern Civic Liaison
Dale Williams Lawn and Landscaping (Chair)
Amy Gunnarson Communication and New Member Coordinator.

President Knapp explained that the board activities in general were to:

- Regularly Scheduled Board meetings
- Welcome new neighbors
- Homes association directory and newsletters
- Maintain common areas and perimeter
- Annual Association Garage Sale
- Annual Block party
- Civic liaison
- Homes Association Kansas City liaison
- Approve roofing materials
- Annual meeting

Lawn and Landscaping

Dale Williams reported the lawn and landscaping activities.

Perimeter Lawn Maintenance:

- The perimeter is still seeing the effects of the drought from the past two years. We did extensive seeding of the perimeter this last fall and some of the grass is coming up, but again the lack of moisture in the fall did not help the germination. We will probably have to do more seeding this next 2014 year.
- We had to change lawn service companies and took new bids this last year. Our new lawn maintenance company is Goodwin Proturf who is doing a good job.
- The subdivision did fertilizing, Spraying and Trimming of bushes this past year.
- Contracted to have a large mulberry tree trimmed on the perimeter and removed 3 dead Washington Trees on the Perimeter.
- Performed extensive trimming on the perimeter forsythia bushes to remove the dead.

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- Christmas decorations at entrances were placed again this year by Dale.
- Flags were placed at entrances on selected national holidays.
- Roof Replacements should be approved by Dale Williams to insure that the quality meets the by-laws requirements. *If anyone is planning on a roof replacement or know of someone that is, please notify Dale and get the proper approvals of the Subdivision.*

Dale discussed the progress of the previously approved landscaping around and at the 117th entrance. The installation work got delayed last year, but will be installed this spring. This work will involve replacing the dead bushes on the two large islands at the 117th entrance, adding landscaping on the North side and along the perimeter north of the 117th entrance

Civic Liaison

Erwin Stern is our Civic Liaison

- We have a new format for our Association meetings. Previously, we met at board member's homes; we now meet at the Tomahawk Ridge community center about 7 times per year, including the annual meeting.
- We have two major events during the year, the garage sale in May and the Block Party in September.
- We had a successful Block Party in September on the Woodward cul-de-sac, with great food! More food was planned and went great; we provided leftovers to the fire department. We have activities for the kids such as face painter and moonwalk.
- Call Erwin if your lawn is damaged by snowplows, to be reported to city of Overland Park for repair, or for any other civic problems in the neighborhood

Homes Associations of Kansas City

Everett Knapp described our relationship with Homes Associations of Kansas City, HAKC, Everett is the Vice President of HAKC and Clarence Foxworthy is the Director.

Mr. Foxworthy gave a presentation that included that HAKC (formerly Homes Associations of the Country Club District) is a not-for-profit organization that provides accounting and administrative services for neighborhood homes associations. It has been in existence since 1944. Its primary focus has been to provide accounting and administrative support for neighborhood homes associations so the boards of directors of those associations are free to concentrate on the goals and objectives of the association.

HAKC provides a number of services to their clients, such as answering questions regarding deed restrictions, reporting complaints in the neighborhood to the homes association boards, tracking payment of association dues, filing liens, updating records regarding ownership and sending welcome packets to new homeowners.

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Communications

- The Board provides periodic communications to the Association members, such as newsletters and flyers announcing events
- The Canterbury Directory will be updated in 2014. Amy Gunnarson will be gathering information from all homeowners about any changes they would like to have listed. Please notify her (913)696-1139 amygunnarson@earthlink.net

Trash Contract and Collection

Bill Deckert discussed the Trash contract and collection.

- Deffenbaugh remains the trash provider for 2014 but the contract is up for renewal in August 2014.
- Yard trash is picked up 12 months as opposed to 8 months for other associations. We are charged \$1 a month per home.
- Deffenbaugh requires paper bags or a clearly marked trash can for yard waste or for branches tied bundles, 2 foot long and no more than 4 inches in diameter,
- There are recycle bins in place of the green tubs available for those who want them. For any problems associated with Deffenbaugh please contact Bill Deckert at 913-451-1877

Treasurer's Report

Bill Deckert (filling in for Treasurer Mark Dean) presented the following 2013 Expenditures and 2014 proposed Budget.

The Board recommended that the dues assessment for 2014 remain at \$320 per home.

There was a discussion that included a concern about using reserves for the landscaping project, A motion was made, seconded and passed by the voters that the following budget be accepted and the annual dues be \$320 per home.

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		Yr 2013		Yr 2014			
		Actual	Budget	Budget			
	HOA Dues	(\$320)	(\$320)	(\$320)			
Receipts							
	Base and Trash Assessment (105 homes)	\$33,154	\$33,600	\$33,600			
	Past Dues + Fees	\$0	\$0	\$0			
	Interest on Deposits	\$125	\$200	\$120			
	Balance Forward		-\$1,537	-\$341			
	TOTAL	\$33,279	\$32,263	\$33,379			
Expenses							
	Adminstration and Insurance	\$ 2,750	\$ 2,500	\$ 2,500			
	Postage/Directory/newsletters	\$ 655	\$ 700	\$ 700			
	Social & Activities (Picnic,Garage Sale, Meetings, Activities)	\$ 2,098	\$ 1,500	\$ 2,100			
	Perimeter and island maint	\$ 8,486	\$ 7,500	\$ 8,500	Increased landscaping costs & rep		
	Capital Improv.	\$ -	\$ -	\$ -			
	Legal Services	\$ -	\$ -	\$ -			
	Trash Collection	\$ 18,944	\$ 19,385	\$ 19,385		\$1,300	Verticut
	Electric & Utilities	\$ 663	\$ 600	\$ 600		\$2,326	Mowing
	Misc other	\$ 25	\$ 200	\$ 200		\$1,791	Seeding
						\$210	Water
		\$33,620	\$32,385	\$33,985		\$942	Spray
						\$745	Triming
	Balance	-\$341	-\$122	-\$606		\$600	Mulch
							Plus Tax
						\$ 8,486	Actual Cos
	YE Cash Reserves Actual / Forecast	\$26,223	(1) \$25,750	\$25,266			

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Election of Board Members

- The following were unanimously elected to the board by the voters
 - Continuing on 2 year terms
 - Erwin Stern
 - Dale Williams
 - Amy Gunnarson
 - Mark Dean
 - Elected for 2 year terms
 - Bill Deckert
 - Everett Knapp
 - Charles Metzker

Phil Kopp's service is greatly appreciated as he leaves the Board

Open Items from the Floor or Board

- Concern was expressed about some homeowners blowing their leaves into the street. This is an Overland Park ordinance issue, and we suggested that they call the city at 913/895/6370 when this occurs and ask for their help.

The meeting was adjourned at 11:00 AM.