

Canterbury Estates Homes Association  
Annual meeting  
January 23, 2016

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  
Charles Metzker Vice-President & Lawn and Landscaping  
Bill Deckert Secretary  
Mark Dean Treasurer  
Erwin Stern Civic Liaison  
Dale Williams Lawn and Landscaping (Chair)

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**

Bill Deckert reported the lawn and landscaping activities. (Dale and Charles were absent.)

The Association's lawn and landscaping activities included:

- Perimeter lawn maintenance, including fertilizing, seeding spraying and trimming the perimeter and the islands.
- Placing the Christmas decorations at entrances,
- Placing flags at entrances on selected national holidays,
- General maintenance of trees and shrubs in the common areas,
- Continue the perimeter beautification efforts in 2016
- Roof Replacements should be approve 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.*

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### **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.)

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.

### **Communications**

- The Board provides periodic communications to the Association members, such as newsletters and flyers announcing events
- The Canterbury Directory will be updated in 2016.

### **Trash Contract and Collection**

Bill Deckert discussed the Trash contract and collection.

- Deffenbaugh remains the trash provider for 2016
- Yard trash is picked up 12 months as opposed to 8 months for other associations. 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

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**Treasurer's Report- Mark Dean**

The Board recommended that the dues assessment for 2016 at \$330 per home.

A motion was made, seconded and passed by the voters that the following budget be accepted and the annual dues be \$330 per home.

CANTERBURY ESTATES									
2016 PROPOSED BUDGET									
		Yr 2015		Yr 2016					
		Actual	Budget	Budget					
	HOA Dues	(\$350)	(\$350)	(\$330)					
<b>Receipts</b>									
	Base and Trash Assessment (105 homes)	\$36,205	\$36,750	\$34,650					
	Past Dues + Fees	\$0	\$0	\$0					
	Interest on Deposits	\$107	\$110	\$110					
	TOTAL	\$36,352	\$36,860	\$34,760					
<b>Expenses</b>									
	Adminstration and Insurance	\$ 2,731	\$ 2,575	\$ 2,812					
	Postage/Directory/newsletters	\$ 150	\$ 700	\$ 700					
	Social & Activities (Picnic,Garage Sale, Meetings, Activities)	\$ 2,038	\$ 2,100	\$ 2,100					
	Perimeter and island maint	\$ 7,261	\$ 10,000	\$ 7,624					
	Capital Improv.	\$ -	\$ 5,000	\$ 5,000					
	Legal Services	\$ -	\$ -	\$ -					
	Trash Collection	\$ 15,362	\$ 15,435	\$ 15,435					
	Electric & Utilities	\$ 697	\$ 620	\$ 717					
	Misc other	\$ 20	\$ 200	\$ 200					
		\$28,259	\$36,630	\$34,588					

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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
    - Mark Dean
  - Elected for 2 year terms
    - Bill Deckert
    - Everett Knapp
    - Charles Metzker
    - Bill Smith

**Open Items from the Floor or Board**

- Concerned homeowners requested that locked mail boxes be installed by Canterbury Estates HOA replacing the current individual mail boxes because of recent thefts of mail. The board agreed to consider this proposal,
- Complaints were made about the appearance of the signs announcing the board meetings. The board agreed to look at improving the sign appearances.

The meeting was adjourned at 11:30 AM.

Submitted by Bill Deckert, Secretary