

Canterbury Townhomes Annual Board Meeting

November 15, 2022, 6:00-7:00 pm by Zoom

Attendees:

Board members: Robert Kirschner, Brandon Carpenter, Jody Robertson

TRAC Management: Tom and Cyndi Whisnant

Owners: Alexis Carpenter, Jade & Frank Papa, Patrick McDonough, Mahin Manley, Nina Frankel, Shao Yu Chen, Elena, Jason Walker, Erica Hoffman, Alexandra Zapata Figueroa, Jason Walker

Topics Discussed:

- Update: Morgan Creek Greenway trails (trails behind Canterbury) will soon connect at Abbey Lane. This allows walking/biking to place such as FPG school, and Southern Village (see attached map)
- Budget review:
 - Increased savings from water meter installment (EBS – Water Usage Collections): \$72K
 - Increased plumbing budget
 - Monthly HOA dues increase from \$195 to \$200 beginning January 1, 2023
- Water meter installments are saving water and money
 - Usage decrease about 30%
 - One unit was using 3,500 gals/day
 - Now the Average of all units is about 86 gals/day
 - No \$ amount decrease was mentioned – it is too early to get an accurate representation. But maybe about \$2,000 / month
 - To view and pay your water bill, go to www.ebsconservation.com
 - If you are having issues receiving your bill, please contact TRAC Management trac@tracmanagement.com
- Roof protocol update:
 - Brandon Carpenter, handling gutter cleaning, and roof maintenance and repair
- Election of board member (3-year limit): Robert Kirschner re-elected to HOA Board of Directors
- Q&A Discussion
- Meeting Adjourned

