

**Canterbury Homeowners Association, Inc.**  
**Annual Meeting 2014**

The annual meeting of the Canterbury Homeowners Association was held on Sunday, February 1, 2015 at the Public Library, Post Road, Cumming, GA.

**Call to Order:** The meeting was called to order at 1:00 pm. The directors present were, Kristen Hamel, Dee Greenwood, Pat Swartzendruber, Carol Bowman, and Michelle Holliman. A quorum of twenty three homeowners was reached. The 2013 minutes were approved.

**Old Business:** The HoA to PoA approval initiative is still a work in progress. We have received a number of approvals but not the required 2/3 of total homeowners. We will continue gathering signatures until the goal is reached. The advantages of moving to a PoA were presented by Kristen Hamel.

**Committee Reports:**

**Architectural:** Dee Greenwood presented the architectural report. There were no issues raised by the homeowners.

**Communications:** Carol Bowman presented the communications report. The Nextdoor Canterbury social media site is being utilized. Our Canterburyfarmshoa website is outdated and difficult to update but is still in operation.

Graduation banners were purchased and are being utilized.

**Grounds:** Kristen Stewart presented the Grounds report. A new contract for grounds maintenance will go to bid. The fence at the back of the neighborhood is still a topic of discussion. There are no plans at this time to replace it or tear it down. The HoA does not own the property upon which it was installed. We do not have the funds to replace it, nor do we have the rights to remove it from the homeowners' personal property. Purchasing the property and building a fence would be too costly. We will remove broken sections as necessary.

**Neighborhood Safety:** Kristen Hamel presented the Neighborhood Safety report. Kristen performed most of the neighborhood safety duties in 2014. The main issue is with speeding and parking on Doubletree Dr. near the high school. Kristen is having little success with the school and the school resource officer, Deputy Long. No Parking signage is not an option as it would prohibit homeowners from parking in front of their homes. Speed bumps are impractical due to prolonged approval process.

**Social:** Graduation banners and yard sale signage were addressed.

**Swim and Tennis:** The pool report was presented by Kristen Stewart. Additional volunteers from the community are needed to help with pool maintenance.

In 2014:

- The pool was resurfaced.
- The tennis courts were upgraded using one court for tennis and repurposing one court for a playground.
- A number of trees were removed and trimmed from the area adjacent to the pool fence.

In 2015:

- There is a need for new pool furniture. It will be replaced when the budget allows.

**Treasurer:** Michelle Holliman presented the Treasurer report. The delinquency rate has become too high. Action must be taken in order to collect delinquent accounts.

The legal fees paid by the HoA in 2014 placed an unexpected burden on the HoA finances. There is a need to collect on delinquent accounts and at the same time initiate a special assessment in order to maintain a sufficient emergency fund.

**New Business:** **Management Company:** Southern Property Management has been evaluated for management services in 2015. The Board members are unwilling to volunteer property management services going forward due to personal time and schedule constraints. There is no apparent willingness on the part of our homeowners to assume the responsibility; therefore, the Board has made the decision to hire SPM for one year. The expectation is that SPM's professional collection processes will produce income sufficient to pay for their services.

**Special Assessment:** Due to unexpected legal expenses as a result of the Bennett property rezoning issue, the Board will initiate a special assessment approval process in 2015. We would like to receive approval by the required 2/3 of total homeowners by April 30<sup>th</sup>. A special meeting for the purpose of voting and gathering signatures will be organized.

**Q&A:** The homeowners in attendance were concerned about the financial impact of hiring a professional management company. There were a number of questions about the financial impact; however, nearly all in attendance understood why a management company is necessary. There is still a requirement for a Board of Directors comprised of Canterbury homeowners.

The abandoned Tovar property was mentioned during the Q&A. Fannie Mae is the owner.

The sitting BoD was nominated and approved by a majority of votes.

**Adjournment:** The meeting was adjourned at 2:30.

**Minutes Taken by:** Dee Greenwood