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Kirkpatrick Management Report

Canterbury Homeowners Association

February 10, 2020

- I. Community Input – not to exceed 30 minutes.
- II. Review/approve Minutes from Last Meeting. December mtg minutes – see pgs: 2-3
Annual Mtg minutes for review only; not approved until Jan 2021 see pgs: 4-5
- III. Review / Approve Treasurer's report
- IV. Management Report
 - A. KMC Educational Seminar – see pg: 6
 - B. Maintenance log – See pgs: 7-10
 - C. Notes – None
 - D. Violations – None
- V. Old Business
 - A. Pool Repairs – Proposal (\$49,500) from Barton Pool was approved. Demolition has started. See pgs: 11-15.
 - B. Tuck Pointing – proposal from Och's (\$29,287.50). Proposal from Shackelford requested.
- VI. New Business
 - A. Rocklane – roofing for community. Kevin attending the meeting and will be first on the agenda at 6:30.
 - B. Pool Drain – proposal from Barton (\$3000) to add a second floor drain to the pool to be in code.
 - C. Clubhouse Roof – damaged during the wind storm in November. Rocklane inspected and recommends replacement.
 - D. Asphalt Crack Seal/Seal Coat/Re-stripe – proposal from Och's (27,950), ACI (\$15,099).
 - E. Insurance – Changed on Jan 1 2020 from American Family to West Bend (\$49,960) w/o2% hail.
 - F. Financial Audit Request – Approve 2019 fiscal year audit to be performed in 2020.
 - G. Water Heater – East side of Canterbury Sq E emergency water heater replacement – \$17,634.72. work completed 1/27.
 - H. Plumbers – seeking plumbing company options for Canterbury. Gordon's prices are not competitive.
 - I. Maintenance Checklist – see pg: 16
- VII. Next Meeting date, time, location.
- VIII. Adjournment
- IX. Executive Session
 - A. Delinquencies – Four delinquencies totaling \$8,708.07. see pgs: 17