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# Kirkpatrick Management Report

## Canterbury Homeowners Association

April 13, 2020

- I. Community Input – not to exceed 15 minutes.
- II. Review/approve Minutes from Last Meeting. See pgs: 2-3
- III. Review / Approve Treasurer's report-
- IV. Management Report
  - A. KMC Educational Seminar – May 7<sup>th</sup> event cancelled.
  - B. Maintenance log – See pgs: 4-5
  - C. Notes – None
  - D. Violations – See pg: 6
- V. Old Business
  - A. Pool Repairs –Barton Pool continues to work on the pool improvements. Concrete work is completed. Plastering is next.
  - B. Tuck Pointing – proposal from Och's (\$29,287.50). Shackelford not interested, RFP sent to Hein Masonry and Rocklane.
- VI. New Business
  - A. Approve pool crack repair – Barton Pools - \$2,000.
  - B. Approve 8520 Sq E emergency water main break (McNeely) \$3350 – emergency.
  - C. Approve 8516 Sq E – roofing repair – Rocklane – \$17,655 - emergency.
  - D. 1153 Sq S – leaking roof – Rocklane proposal - \$14855. See pg: 7
  - E. 8507 Sq W – leaking roof – Rocklane proposal – \$19,110. See pg: 8
  - F. Street Sweeping – Indiana Property Services - \$210.
  - G. 1146C Canterbury Ct – proposal (\$2,050 for railing replacement and \$2,575 to replace boards and install new railing). Requested Keith Wells to inspect all decks and railings.
  - H. Asphalt Crack Seal/Seal Coat/Re-stripe – proposal from Reece Inc (\$17,854), Och's (27,950), ACI (\$15,099). Proposal from Globe Asphalt (\$24,456.40).
  - I. Clubhouse Railing – Proposal from Glidden Fence (\$630) and Keith Wells (\$600).
  - J. CD – Certificate of Deposit – rolled over at 1.71% for one year.
  - K. Insulation Check – Setting up schedule for Dre' to check building by building after the COVID-19 threat is past.
  - L. Landscaping Contract – RFP's requested from Ken-Cut, Green Touch, Sean Lynch and Komplete Care for three year contract.
  - M. Rental Cap – determine course of action to call for another meeting.
  - N. Landscaping – Five entrances planned for a renewal include 1136 Canterbury Ct, 8520 Sq E, 8526 Sq W, 1142 Sq S, 8518/8522 Sq W.
  - O. Landscaping Proposal – seeking proposal from Ken Cut and Green Touch for additional work including tree trimming, removing dead bushes, and misc trimming.
  - P. 8503 Canterbury Sq W -removing tree by front entrance causing sewer line root clog.
- VII. Next Meeting date, time, location.
- VIII. Adjournment
- IX. Executive Session
  - A. Delinquencies – 22 delinquencies totaling \$15,979.45. see pgs:9p