November 3, 2025 - McGee Center - Annual Canterbury POA Meeting Notes

Start time: 6:30 PM
Attendees Nonboard: 9
Board members: 5
Four Proxies

Tom called the meeting to session
Moment of Silence to start out the meeting
Tom introduced the board members
A quorum of over 20% was confirmed

Sarah read last year's 2024 annual minutes
Vicki Lynn and Mary made a motion to accept last year's reading of the minutes and all were in favor. None opposed.

Tom requested volunteers to speak up for open positions and voting on existing members.
Sarah Plummer motion to accept the reinstatement of all the board members except Secretary, we amended the motion to not vote in Kathy Monorcha, who was absent due to a medical emergency. Sarah will continue as interim until January 2025.
First motion was denied, we amended the motion to not vote for Kathy Monorcha, who was absent due to a medical emergency.
Chris seconded - All in favor. None opposed.

There was a revisiting of the topic of the incident of the car that hit the Tennyson entrance and the house that got damaged by the vehicle's impact.

Tom gave an overview of the updates to the maintenance and repair. Tom explained the sprinkler system and electronics were decided against by the board for economic savings and longevity maintenance.
Chris shared the crepe myrtle was no longer a point of discussion since it was damaged in the incident. Chris's contact did the landscape maintenance based on the board's approval of the quotes.

Chris provided updates on financial standings For New Business, $5982.82 and the hiring of a CPA. Tom expressed the benefits of involving a third party such as consistency and following legal standards. $95/hr is the CPA's rate. Chris handed out printed physical copies of the Profit and Loss statement to the present attendees for their review. Chris stated there were only 4 households with outstanding dues.

A question was asked about what happens to those with outstanding dues, and Tom

explained how the dues and fees are kept up with charges at the closing or reselling of the property.

ACTION REQUESTED: Monarcha voiced concern about car accidents at the east intersection of our subdivision needing a sign and asked the POA board to go to the City of Conway to insist a sign be placed on Tyler X Byron Drive to warn people of the intersection.

Attendees discussed general frustration with crime in the neighborhood, adjacent neighborhood. Examples of speeding and drug-related incidents.

Chris asked for any comments or concerns on property upkeep, attendee mentioned calling in on Code Enforcement. Tom noted over the next year there will be focus on fences facing the streets and addressing broken or missing slats. Tom also brought up the fence that was put up in the front yard without approval from the board, and had her pay a fine of $100. Tom paraphrased what the bylaws state about bringing things to the board for approval. He explained that the board acts as an architectural review committee, since we do not have an architectural committee in place.

It was discussed if any issues of City Code matters, to log an official complaint with the City.

Vicki motioned for an amendment to the bylaws to not allow fences in the front yard. Chris seconded the motion.. Motion carries.

Matt Skelton made the motion that if you choose to pay with Paypal, you are liable for the 3% Paypal transaction fee. Vicki seconds it. Tom modified the motion to say we will adjust the fee based on what we find out is the transaction, Chris will check with the CPA. Motion carries.

Vicki volunteered to take Secretary if Kathy cannot.

The meeting adjourned at 7:37 PM.