

KEN CARYL TOWNHOUSE ASSOC., INC.

November 18, 2020

Virtual

The meeting was called to order at 6:35 P.M.

Quorum

Kathy Dann Ken Whiteacre Rick White Bob Campbell Sue Bryant

Susan Peters and Pat Smith were present for the Newsletter Committee.

Randy Watt was present for Western States Property Services.

Approval Minutes

The minutes of the meeting held on 10-14-20, upon motion duly made, were unanimously approved.

Homeowners Forum

There was none.

Committee Reports

- A. AB&M and Building Maint.: Mr. Whiteacre reported completion of the garage door at 11647, the approval of a gas line installation for a gas fireplace at 11818, and the installation of the last approved Fire Lane signs. Mr. Watt was directed to write to 11738 in regard to completing their replacement of their patio door with a slider. The siding needs to be painted to complete the project.
- B. Landscape: Ms. Dann asked Mr. Watt to get a revised estimate from Schultz for the replacement of dangerous edging according to the map provided as the original estimate was too inclusive.
- C. Newsletter: The board thanked Ms. Peters for the publishing and distribution of the newsletter.

Management Report

- A. Accident (11739): Mr. Watt reported that 11747 damaged parts of the brick wall and privacy fence. The homeowner has been notified to make the appropriate repairs. Given no response, Mr. Watt will have the repairs completed and billed to 11747.
- B. Winter Prune: Estimates have been requested from ETC for the next Sector.
- C. Concrete Replacement: Misc. steps at 11891-11901 steps to be completed 11/20 by Rose.
- D. Asphalt 2021: Mr. Whiteacre will contact Rose for scope of work and estimates.
- E. Painting Rotation: It was noted that all buildings are being painted in one phase.
- F. Bridge Work (11875): The board approved the estimate from Matt Chambers to replace the bridge (\$1,385).
- G. Gutter Cleaning: To begin this week.
- H. Insurance: It was confirmed that the HOA is properly insured through CCIG (broker) and that the correct name of the HOA to be reflected on the policies is KCRTA aka Sunset Ridge Townhouse Assoc.
- I. Fire Lane Towing: Mr. Watt noted that counsel for the HOA has suggested that HOA's not be in the "towing business". Parking in fire lanes would be best handled through the Enforcement Policy.
- J. SRTA or KCRTA: See H. above.
- K. Next Meeting: 12-9-20 at 6:30 P.M. (Virtual)

Unfinished Business

- A. Brick Work: From the newsletter Mr. Watt will collect a few addresses requesting work in order to keep the contractor busy for a few days.
- B. Tennis Court: The board is considering options.
- C. Other: 1) Mr. Whiteacre will put up Christmas decorations and request a concrete walkway be estimated to replace the pavers near 11622. Mr. Watt will get an estimate from Schultz.

New Business

- A. Financials and Disbursements- Financials were accepted and Disbursements approved. Mr. Watt was asked to review the accounting for Line Item 7130.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 8:10 P.M.