KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

February 12, 2020

The regular meeting of The Ken Caryl Ranch Townhouse Association Board of Directors was held at the Ken Caryl Ranch House. The following directors were present or absent as noted:

Ken Whiteacre - Present Sue Bryant - Present

Bob Campbell - Present Kathy Dann - Present

Rick White - Present Phillip Mills – Agent - Present

Pat from the Newsletter Committee was present. Jessica Ramos from Western States was present as well,

Call to Order – Kathy Dann called the meeting to order at 6:30 PM. A quorum was present.

Minutes – The minutes of the meeting held January 8, 2020 were approved.

Open Forum

* Dwight Cabalka had sent information about a proposed development on the north side of Sunset Ridge.

Committee Reports

 Architectural, Building & Maintenance Committee

* A Radon mitigation HIR was received from 11873. It had been approved by e-mail with a few restrictions.

Landscape Committee

* The contracts with Environmental Tree Care for the regular phase pruning and one for special work had been approved last month. They were signed and sent in. No schedule has been set yet.
* Tree replacement costs were received from Environmental Tree and from Schultz. Rick had also obtained a list of recommended trees from the Master Association.

Communications Committee

* The next newsletter issue is scheduled for the end of February or by middle March.

Financial Reports – Phil Mills reviewed the reports for January, 2020.

* Ending balance of the Operating Account is $81,510. Reserve Accounts - $890,555.
* Disbursements during the month (not including the regular transfer to reserves) were $26,973.
* Delinquencies were $8,232.
* Prepaid maintenance fees were $32,141.
* Total expenses (1 months) were $20,225 under budget.
* The RBC account has been opened with $500,000.

Property Manager’s Report

* Some fence sections blew down on the west side. Several posts need replacement. Chambers is gathering material and will have to dig out the sections from drifted snow.
* Huston is scheduling light pole repairs at #11714 and another location. He is waiting for snow piles to melt to dig post holes.
* Phil introduced Jessica Ramos who has been training for his accounts.

Unfinished Business

* Phil will check with Environmental Tree Care for a preliminary schedule to publish in the newsletter.

New Business

* Ken advised that the Master Association is considering new rules on parking commercial vehicles.

Executive Session – None was held this month.

Adjourn – There being no further business to conduct, the meeting was adjourned at 7:20 PM. The next meeting will be 6:30 pm on Wednesday, March 11, 2020 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary