KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

March 11, 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 Jessica Ramos –Agent- Present

Pat from the Newsletter Committee was present.

Call to Order – Kathy Dann called the meeting to order at 6:32 PM. A quorum was present.

Minutes – The minutes of the meeting held February 12, 2020 were approved.

Open Forum

* Michael Fossenier requested that a no parking sign be installed behind his garage on the street side to avoid having is garage blocked by parked cars, dog waste being left by owners, trash in the enclave not being picked up by owners.

Committee Reports

Architectural, Building & Maintenance Committee

* Ken designed a packet with instructions and forms for the new managers record to help improve ARC approval processes

Landscape Committee

* The contracts with Environmental Tree Care for the trimming to be reviewed by the board prior to submitting for payment
* Tree replacement costs were received from Shultz to be compared to previous list

Communications Committee

* The committee requests a more updated email list for easier distribution

Financial Reports – Jessica Ramos reviewed financials for end of month February 2020

* Ending balance of the Operating Account is $69,521.68. Reserve Accounts - $906,560.17.
* Disbursements during the month (not including the regular transfer to reserves) were $24,973.
* Prepaid maintenance fees were $26,878.70

Property Manager’s Report

* Some fence sections blew down on the west side. Several posts need replacement. Chambers is completing these repairs as weather permits
* Huston is scheduling light pole repairs at #11714 and another location. Top priority
* Manager transition has been completed.

Unfinished Business

* Tree pruning completion, tree pricing to be reviewed by committee.
* Review of fence and light repair schedules. Both are weather pending.

New Business

* North building project tabled at this time
* Need to reevaluate snow map for better drainage and irrigation damages to be reduced. Spring walk to remap to be scheduled.

Executive Session – None was held this month.

Adjourn – There being no further business to conduct, the meeting was adjourned at 7:48 PM. The next meeting will be 6:30 pm on Wednesday, March 11, 2020 at the Ken Caryl Ranch House.

Respectfully submitted by Jessica Ramos, Acting Secretary