KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

October 14, 2020

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

Ken Whiteacre - Present Sue Bryant - Present

Bob Campbell - Present Kathy Dann - Present

Rick White - Present Darrell Olivarez Agent- Present

Susan from the Newsletter Committee was present.

Call to Order – Kathy Dann called the meeting to order at 6:33 PM. A quorum was present.

Minutes – The minutes of the meeting held September 9, 2020 were approved as amended.

Open Forum

* No Homeowners present

Committee Reports

Architectural, Building & Maintenance Committee

* 11738 Siding needs to be address, color standard needs to be met
* 11613 garage doors wrong color, also needs to submit HIR request for record
* 11747 replaced doors without HIR request approval
* 11691 HIR request for sliding door and replacement approved
* 11612 HIR request for landscape enhancement approved
* 11716 HIR request for window replacement approved
* 11763 HIR request for window and patio door replacement approved
* 11647 HIR request for 1 garage door replacement approved on condition that second door will be replaced by 4.1.2021
* 11603 HIR request for roll up garage door replacement approved
* 11707 HIR request to install a solar light tube approved on condition that Heritage Roofing performs the installation

Landscape Committee

* Finalizing replacement assessment for edging project

Communications Committee

Financial Reports – Darrell Olivarez reviewed financials for end of month September 2020

* Ending balance of the Operating Account is $106,931.53. Reserve Accounts - $957,568.72.
* Disbursements during the month (not including the regular transfer to reserves) were $53,030.72.
* Prepaid maintenance fees were $19,857.00

Property Manager’s Report

* Working on revisal of tree proposal for Autumn Blaze
* Addressing continued watering concerns

Unfinished Business

* Autumn Blaze tree bid and replacement approved with Schultz landscaping. Send invoice to Rose Paving

New Business

* Building step project for 11891-11901 approved with Rose Paving

Executive Session – None was held this month.

Adjourn – There being no further business to conduct, the meeting was adjourned at 7:33 PM. Next meeting scheduled for November 11, 2020 at 6:30 pm via zoom.

Respectfully submitted by Darrell Olivarez, Acting Secretary