KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

April 10, 2019

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 - Absent Phillip Mills – Agent - Present

Several homeowners were 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 February 13, 2019 were approved as presented.

Open Forum

* Trey Duran of 11715 asked if any other owners had experienced problems with second-hand smoke from neighbors. Several suggestions were discussed with no certain resolution.
* The designer for Sheryl Wolff at 11732 was present to see what window configurations would be allowed in a kitchen remodel. She presented several alternatives. Ken asked her to have the owner make a formal presentation of two different scenarios and re-present them for consideration.
* It was reported that #11740 had been parking cars behind their garage during construction. Phil will ask them to limit this activity.

Special Discussion

Ken Zuber of Environmental Tree Care presented a proposal for combating three or four types of beetles evident in the Spruce and Pine trees. It would require a twice-yearly spray on all the coniferous trees at a cost of about $2,500 in the Spring and again in June.

Committee Reports

 Architectural, Building & Maintenance Committee

* #11623 has not replied to a request for more information on their pergola.
* #11882 requested approval for a front door change. This had been approved by e-mail.
* #11715 had requested approval for changing out several windows. This had been approved by e-mail.
* #11732 was asked to re-submit the request for moving a kitchen window.
* #11602 requested approval to change out several windows and sliding patio door. This was approved on motion by Sue, seconded by Bob and duly passed.
* #11893 requested approval to change three doors. This was approved on motion by Ken, seconded by Bob, with the stipulation that they match others per the door standards.
* #11605 requested approval to replace their garage doors. This was approved on motion by Ken, seconded by Sue and duly passed.
* Ken noted that a real estate sales sign has been erected in front of #11883 in violation of the rule.
* Ken reported that column caps had been ordered for the brick columns along Shaffer Parkway and Bob the brick guy was prepared to pick them up for installation.
* #11816 requested the Board look at her end fence for removal or repair.

Landscape Committee

* 11751 requested a Juniper shrub be removed. The committee recommended not removing it unless the owner wishes to do so at his own expense.
* #11816 requested a bush be removed from the front of the unit. The committee said it was live and should not be removed.
* Kathy suggested the Board obtain a list of recommended trees for planting if such are approved.
* Environmental Tree Care plans completed most of the pruning project. A few modifications were needed to the original contract.

Communications Committee

* The next issue of the newsletter is scheduled for May. Several possible articles were discussed.

Financial Reports – Phil Mills reviewed the reports for March 2019.

* Ending balance of the Operating Account is $24,163. Reserve Account - $727,986.
* Disbursements during the month (not including the regular transfer to reserves) were $38,346.
* Delinquencies were $16,872.
* Prepaid maintenance fees were $25,787.
* Total expenses (3 months) were $31,625 over budget.

Property Manager’s Report

* Chambers Construction completed re-coating the chimney tops and repaired the picnic table.
* Some fence along the south boundary blew down and will need several poles replaced. Chambers Construction is scheduling the work.
* #11603 reported rabbits living under her sidewalk and patio deck. She asked the Association to plug the holes allowing this.
* #11781 reported woodpecker holes in the north siding above the belly band. Chambers Construction effected repairs on this building as well as another.
* #11787 requested removal of a Russian Olive tree by the garage. The tree had not been considered dangerous at the last inspection.

Unfinished Business

* Ken noted the posts for parking and Neighborhood Watch signs are also waiting for better weather.
* Environmental Tree Care completed the winter watering program per the contract.
* The backflow preventer cage between 11661 and 11659 has been installed by Schultz.

New Business

* Kathy obtained the Sheriff’s report on the incident at #11727 where the owner was reported to be removing a crabapple tree in front of their unit. Phil wrote the owners a letter advising the Association will finish removing the tree, grind the stump and plant a new tree with the cost for the work to be billed to the homeowner. The homeowner responded, saying they had only hired someone to prune the tree.

Executive Session – The Board went into Executive Session to discuss delinquencies and legal action.

Adjourn – There being no further business to conduct, the meeting was adjourned at 8:30 PM. The next meeting will be 6:30 pm on Wednesday, May 8, 2019 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary