KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

May 8, 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 - Absent

Rick White - Present Phillip Mills – Agent - Present

Two homeowners were present as well,

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

Minutes – The minutes of the meeting held April 10, 2019 were approved as presented.

Open Forum

* Shirley Christensen of 11818 asked that a root from the Crabapple tree near her house be examined to see if it may be damaging her foundation.
* Dwight Cabalka of 11771 was present to observe. He also had comments on the 11883 truss re-do.

Committee Reports

Architectural, Building & Maintenance Committee

* #11751 requested approval to replace an evergreen shrub in front of his unit with a Potentilla at his expense. This was approved.
* #11773 requested approval to replace windows in the unit. This request was approved.
* #11732 requested approval to move a kitchen window sideways. This request was approved with the stipulation that a building permit be pulled.
* Ken noted that the garage doors of #11807 had not yet been painted and their extension date was approaching. Phil was asked to contact them.
* The Board discussed the attic remodeling of #11883 and requested a copy of the latest engineer report and a more complete agreement from the purchaser that he would be responsible for the roof structure.
* #11831 complained that a dead or ugly pine tree in front of the house should be removed. The landscape committee checked it out and felt it was not dead and should not be removed.

Landscape Committee

* There was no report from the committee.

Communications Committee

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

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

* Ending balance of the Operating Account is $17,570. Reserve Account - $750,700.
* Disbursements during the month (not including the regular transfer to reserves) were $47,277.
* Delinquencies were $17,388.
* Prepaid maintenance fees were $27,810.
* Total expenses (4 months) were $39,541 over budget.
* Altitude Law sent a bill for $332 on a collection matter which was taken from their hands two months ago. Phil advised not paying it.

Property Manager’s Report

* Chambers Construction will be working on the south fence posts this and next week.
* Environmental Tree Care completed the first beetle spray.
* Violation Notices (parking, dog poop) were sent to #11611, #11646 & #11601.

Unfinished Business

* Ken and Bob reported installing the posts for parking and Neighborhood Watch signs.

New Business

* Ken will be meeting with Rose Paving to assess the next phase of concrete and asphalt work.

Executive Session – None was held this month.

Adjourn – There being no further business to conduct, the meeting was adjourned at 7:40 PM. The next meeting will be 6:30 pm on Wednesday, June 12, 2019 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary