KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

June 12, 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 - Absent Sue Bryant - Present

Bob Campbell - Present Kathy Dann - Present

Rick White - Present Phillip Mills – Agent - Present

Two homeowners were present as well,

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 May 8, 2019, 2019 were approved as presented.

Open Forum

* Sharon Smolinski of 11876 asked that branches on the tree next to her house be trimmed back to avoid scratching the siding.
* Dwight Cabalka of 11771 was present to observe. He gave a report on recent house sales.
* #11718 requested repairs to the frame board and front gate.

Committee Reports

Architectural, Building & Maintenance Committee

* #11604 requested approval to replace the front door. This was approved.
* #11757 requested approval to replace the garage door. This was approved with the stipulation that it match the other doors and be painted the proper color.

Landscape Committee

* The branches rubbing the south side of 11716 were trimmed. There is a vine growing on the corner that should be removed.
* Kathy inspected a Lilac bush at 11661 which the owner had said was blocking the view but agreed with the owner that the pine tree behind the bush would still impede the view. A large rock in the patio area was the responsibility of the owner.
* The committee is making a list for clearance pruning of trees touching roofs and siding.

Communications Committee

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

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

* Ending balance of the Operating Account is $25,850. Reserve Account - $773,455.
* Disbursements during the month (not including the regular transfer to reserves) were $25,467.
* Delinquencies were $19,735.
* Prepaid maintenance fees were $24,582.
* Total expenses (5 months) were $29,562 over budget.

Property Manager’s Report

* Chambers Construction repaired the south fence posts.
* Huston Enterprises checked a line of lights at 11649. They were out one night and back on the next.
* Alley parking reminders were sent to a dozen owners along the south driveway.

Unfinished Business

New Business

* Rose Paving presented a quote for concrete and asphalt repairs. Action on the proposal was deferred until Ken’s return.
* Dwight noted that several fence boards in the Northwest corner have been kicked out by vandals.
* The owners of 11810 noted that their gutters were leaking at the seams in front and in back.

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, July 10, 2019 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary