KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

August 14, 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 - Absent Kathy Dann - Present

Rick White - Present Phillip Mills – Agent - Present

One homeowner was 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 July 10, 2019 were approved as presented.

Open Forum

* Andi Cabalka of 11771 requested approval to install a 30-gallon recirculating fountain outside the brick patio wall. The Board suggested this may be an attractive nuisance and withheld approval at this time.

Committee Reports

 Architectural, Building & Maintenance Committee

* Ken announce that Dwight Cabalka, Theresa ? and Shirly Christensen had volunteered to be on the committee.
* #11732 requested concrete work at their front stoop and sidewalk. The maintenance committee will check out the request.

Landscape Committee

* The committee asked to have Schultz or Environmental Tree to plant a Ginnala Maple tree at 11727 and charge the cost back to the owners before the unit is sold. There should be a 2-year warranty.
* ETC dropped off a load of chipped mulch last week and Board members and volunteers distributed it to areas along Shaefer Place.

Communications Committee

* The next newsletter is scheduled for early September, after the annual meeting September 11th. Several possible articles were discussed.

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

* Ending balance of the Operating Account is $49,655. Reserve Account - $808,959.
* Disbursements during the month (not including the regular transfer to reserves) were $46,057.
* Delinquencies were $14,962.
* Prepaid maintenance fees were $27,757.
* Total expenses (7 months) were $11,818 over budget.
* The Board approved re-categorizing $19,076 for new sprinkler controllers from an operating expense to a reserve expense.

Property Manager’s Report

* 11883 supplied an engineer’s report for the attic restoration work.
* 11715 called to say he is still suffering second-hand smoke from his neighbor.
* 11710 requested approval for installing intake and exhaust vents for a high-efficiency furnace at the side of his garage. This was approved by the property manager.
* Huston Enterprises repaired a line of lights at 11890. The break was about 30” down and the line was probably nicked by the installation of a main sprinkler line above it. Two more poles on the west side are scheduled for replacement.
* Rick ordered and received a new flag.
* More fence boards were broken out on the west fence. Chambers has the repair on his schedule.
* Rose Paving started the concrete work and is scheduling asphalt for later in the month.
* The owner of a unit parking two pickups by 11742 was contacted and has removed one with the other still remaining. He will be contacted again.
* Schultz installed the new controllers on the sprinkler system.
* Schultz supplied a 2019-20 snow removal contract.
* Notices of the annual meeting, less budget information, will be sent next week.

Unfinished Business

* The Board requested a Ginalla Maple tree be planted at 11727 where the occupant had cut up a Crabapple tree and was told they would be paying for a replacement.

New Business

* The date of the annual meeting was set for September 11, 2019 at the Ranch House. The Board will be working on a budget to present at the meeting.
* Kathy noted the tennis court poles were supporting families of wasps and requested they be dispossessed of that housing situation.

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, September 11, 2019 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary