KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

September 11, 2019

The regular meeting of The Ken Caryl Ranch Townhouse Association Board of Directors was held at the Ken Caryl Ranch House following the annual 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 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 August 14, 2019 were approved with a spelling correction.

Open Forum

* Kathy Dann reported a white, one-ton pickup was continuing to park in the lot by 11724.

Committee Reports

Architectural, Building & Maintenance Committee

* 11710 requested approval to install a new air conditioner. This was approved by e-mail.
* 11873 requested approval to install a new front door. This was approved by e-mail.
* 11736 is replacing the air conditioner with a like-for-like unit.

Landscape Committee

* Environmental Tree planted a Ginnala Maple tree at 11727 to be charged back to the owner. Phil will check on the 2-year warranty.

Communications Committee

* The next newsletter is scheduled for early October, after the annual meeting September 11th.

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

* Ending balance of the Operating Account is $77,336. Reserve Account - $812,526.
* Disbursements during the month (not including the regular transfer to reserves) were $46,856.
* Delinquencies were $7,843. Old late fees and interest were waived on the 11809 account.
* Prepaid maintenance fees were $22,846.
* Total expenses (8 months) were $21,894 under budget.
* The Board reviewed the 2020 budget prepared by the committee and, on motion made, seconded and passed, approved the budget for presentation to the membership.

Property Manager’s Report

* Phil cleaned out the padlock on the tennis court again.
* Chambers said his price of $4,940 for cleaning out the gutters last year has not changed.
* Chambers inspected the fence at 11816 and felt some screws, etc. could take care of problems.
* Environmental Tree installed a new Maple tree at 11727. The owner has been billed for the cost.
* The insurance policies have been renewed for the next year.
* The snow contract for the coming year and the 2020 landscape maintenance contract were signed and sent to Shultz.
* A notice of violation was sent to 11890 for dog poop and damaging the garage.
* Chambers has replaced three of the sprinkler controller backboards.

Unfinished Business

* None was brought up for consideration.

New Business

* A sprinkler head is broken at the North corner of #11636.
* A rail on the split rail fence at the north end of Chatfield has been knocked out.
* Several sprinklers were noted running during the day. Phil will ask Shultz to check timing.
* A For Sale sign has been noted in front of 11636.

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, October 9, 2019 at the Ken Caryl Ranch House.

Respectfully submitted by Phil Mills, Acting Secretary