



**KEN CARYL TOWNHOUSE ASSOC., INC.**

**June 8, 2022**

The meeting was called to order at 6:30 P.M.

**Quorum**

**Present:** Ken Whiteacre    Bob Campbell    Pat Smith    Kathy Dann    Rick White  
Cheryl-Ann Adams was present from PMI Property Management.

**Approval Minutes**

The minutes of the meeting held on 5-13-22 were reviewed. Upon minor corrections a motion duly made, the minutes were unanimously approved with the suggested changes.

**Homeowners Forum and Guests**

Homeowner Brad Sobel was present to discuss removal of common area property specifically in planting beds near units.

Jim Hawkins and Mary Lewis were in attendance to discuss sprinkler repairs throughout the community.

**Committee Reports**

- A. Architectural, Building and Maintenance: Mr. Whiteacre discussed with the Board of Directors the below:  
11624 Approval for exterior light fixtures were reviewed and approved by the Board of Directors and Committee on 6/4/2022
- B. Additional Tree Removal will take place on 5/12/2022 from Environmental Tree Care.
- C. Tree Replacements will began on 5/23/2022 and 19 trees were added around the property.
- D. Communications: The committee is working on the next newsletter to distribute to the community when more information and events are available.

**Management Report**

- A. Edging improvements will remain on the agenda until proposals are submitted for review.
- B. Asphalt and concrete will be scheduled by Rose Paving LLC. Ken Whiteacre will be point of contact with Rose for any changes to work or scheduling.
- C. Fencing repairs and replacements were discussed. The Board would like recommendation letters from the three bidding companies offering their recommendation on the best product for Sunset Ridge. The Board would like the letters received by the working session on June 22, 2022.

**Unfinished Business**

Perimeter fencing repairs are in need of completion specifically near Chatfield. Mgmt will contact Matt Chambers for the additional repairs needed.

**New Business**

- A. Financials and Disbursements- Financials were not complete until bank statements are received, financials not reviewed at this time.
- B. Email Blast to property concerning additional mulch that is available for exterior unit use and location.
- C. Bob Campbell will be working on insurance renewal numbers for the community.

**Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 8:14pm.