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

**Aka Sunset Ridge**

**Held Via Zoom**

**January 11, 2022**

**Agenda**

**Board Members Present:** Kathy Dann, President, Ken Whiteacre, Vice President, Bob Campbell, Treasurer, Pat Smith, Member at Large, Rick White, Secretary

**Homeowners Present:** Becky Kennedy, Beverelyann Gould

**Present for PMI Denver Metro:** Paul Laird

# **Call to Order** – Kathy Dann called the meeting to order at 6:36pm

# **Discussion and Approval of December 14th, 2022, Minutes** – A motion was made to approve the minutes

# of December 14, 2022, as amended. The motion was seconded and approved.

III. **Homeowner Forum –** Beverelyann Gould discussed that she was worried about the Junipers blocking the

vision of the drivers coming out of the alley at the end of 11740. She was concerned that drivers may not be

able to see pedestrians, particularly children and was asking if the junipers were going to be removed.

# IV. **Landscape Maintenance**

## Schultz Drainage Rocks – Paul Laird stated that he discussed with Victor the redistribution

of the drainage rocks to their original location located near Ken Whiteacre’s residence. Also,

Kathy Dann mentioned that Victor needed to remove the dirt under the bridge. Paul Laird said

He would meet Victor on-site to discuss that and other issues.

## Snow Removal – Kathy Dann discussed that the shovelers from Schutlz are shoveling behind

all the garages but should only concentrate on the areas that don’t get any sun. Rick shared his

concern that snow is being piled into areas that don’t drain well. Ken said that Schultz had

provided a map and we should amend the map if necessary.

## Environmental Tree – Paul asked why Environmental tree had removed one dead tree and not the

other. It was discussed that tree would be removed in the spring when they were onsite for additional

work.

# V. **Architectural Building and Maintenance Committee** – Ken discussed that the request from Jared Harper

to replace his furnace and air conditioning were approved and that Paul should notify him of the approval

Paul said he did not remember receiving Ken’s email. Ken will resend and Paul will notify Mr. Harper of

the approval.

# VI. **Communications Committee** – Pat Smith related that the January Newsletter had gone out to the residents.

# VII. **Financial Review**

## A. December Financials – Paul discussed that the balance in the operating account was $7,437.10 and

the balance in the reserve account was $880,756.60 and currently the association was in good financial

condition.

# VIII. **New Business**

## A. Light Replacement – Paul stated that Hunter replaced a light Bruce Solum’s residence.

## B. Fence Updates – Paul said Hunter is still working on the fence located at 11711

IV. **Executive Session –** Homeowner aging report was discussed. Paul Laird pointed out that the total

amount on the report of $30,917.85 is reduced by the amount of $11,489.46 which is the current 30 day

total, reduces the critical amount to $19,427.69 which is further reduced by $14,496.75 which is the amount

Tobey and Johnston have in collections.

# V. **Adjournment –** Meeting was adjourned at 7:39 pm