

# KEN CARYL RANCH TOWNHOUSE ASSOCIATION

## RECORD OF PROCEEDINGS

October 18, 2023

The regular meeting of The Ken Caryl Ranch Townhouse Association Board of Directors was held via Zoom meeting. The following directors were present or absent as noted:

Kathy Dann	Present	Pat Smith	Present
Bob Campbell	Present	Ken Whiteacre	Present
Rick White	Present		

TinaMarie Luna, CMCA was present from PMI Denver Metro.

### **CALL TO ORDER:**

Kathy Dann called the meeting to order at 6:30 PM. A quorum was present.

### **MINUTES:**

*Meeting minutes from the August/September Board Meeting were reviewed. Ken made a motion, and Pat seconded, to approve the minutes as submitted. The motion carried with one correction before posting.*

The Board President briefly **mentioned (The Vote on The Limited Amendment to The Supplemental Declaration of Covenants and Restrictions)**. Passed with 149 (yes) and 7 (no) votes. The Manager has been asked to follow -up with the Attorney regarding the next steps to change and file with the State of Colorado.

### **OPEN FORUM:**

- A homeowner voiced her concerns on the insurance change, injury to 3<sup>rd</sup> party.
  - Board Member – We have not removed any lines of general liability, nothing from the standard D&O has changed.
- A homeowner asked if there will be any adjustment/reduction to the premiums soon
  - Any changes to the Premium rates will officially be known next October
  - The Board will verify any changes, verbiage to the declarations when received from the attorney's office.
  - Once the process is complete and finalized, a letter will go out to the community
- A homeowner mentioned the lumber outside his garage area is still there and would like it removed ASAP. In addition, the homeowner mentioned on bad the fence appeared where the new apartment community is.
  - The Manager was surprised this issue had not been resolved and reassured the owner she would make sure this was taken care by JT on his next scheduled visit
  - A board member mentioned that the fence would be discussed once the new apartment community construction was completed

### **COMMITTEE REPORTS:**

#### Architectural, Building & Maintenance Committee

- Ken received 5 HIR to replace the front entry door, the HIR was reviewed and approved with some special provisions.
- Ken's questions and concern on the few requests submitted to the manager for updates
  - When will the fence along Chatfield be completed? *The manager will make sure the request is addressed once all the urgent work orders have been completed.*

- When will the slide on the playground be repaired/replaced? *The manager has reached out to the local distributor and is currently waiting for a response.*
- When will the outside light post near 11640 be repaired? Have you had time to reach out to an electrician? *The manager has the repair listed as an action item she will soon get to for scheduling.*

#### Landscape Committee

- New Trees – The Board has decided to table for next year. ETC will be removing the tree stump near 11649 in late January/February time frame
- The sprinkler system is down and winterized for the season

#### Communications Committee

- The committee is currently working on the newsletter to be distributed in December 2023.

#### Financial Reports – Financials for end of month **September** 2023

➤ Operating Account -	\$6,819.42
➤ Reserve Account -	\$738,575.36
➤ <b>Total cash on hand -</b>	<b>\$745,394.78</b>

#### Property Manager's Report

- PMI (*JT has been working on all fence repair work orders*) and working on getting through most of the past due work orders as well as responding to any emergency request.

#### **NEW BUSINESS**

- Letter to Homeowners (amendment to the supplemental declaration)

#### **ADJOURN**

There being no further business to conduct, the meeting was adjourned at 7:53PM.

Next meeting scheduled for November 8, 2023, at 6:30PM via Zoom.