

KEN CARYL TOWNHOUSE ASSOC., INC.
Aka Sunset Ridge
Monthly Community Association Meeting
Held Via Zoom Link
November 9, 2022

The meeting was called to order by President, Kathy Dann at 6:30 P.M.

Board Members Present: Kathy Dann, President, Bob Campbell- Treasurer, Ken Whiteacre - At Large and Landscape Committee, Pat Smith – Secretary & Communications Committee, Rick White – At Large Director and HOA Insurance Committee

Paul Laird was present from PMI Denver Metro.

Homeowners present were, Jim Hankins, Peggy Pangarsis, Theresa Knight, Jen Vidal, Becky Kennedy, Kevin Pitts, Sherri Westbrook, Chris Rotar.

Approval Minutes

The minutes of the meeting held on 10-12-22 were reviewed. The motion to approve was not made by Kathy Dann. Bob Campbell made a motion to approve the minutes, the motion was seconded by Ken Whiteacre. There being no objections, motion passed.

Homeowners Forum and Guests

Initially there were no homeowner comments. PMI had an unintentional operational zoom glitch at the beginning of the meeting. As a result, Jim Hankins was admitted to the meeting after the initial homeowner comment period had passed. Later in the meeting, after some discussion by all about this misconception, and after the normal homeowner comment period had expired, Jim was able to discuss his concerns on some siding and concrete issues that could allow for leakage, potential concrete displacement and provide possible nesting areas for various animals that live in the complex area. Ken Whiteacre and Jim agreed to meet outside the meeting and work through Jim's concerns prior to next month's community meeting.

Landscape Maintenance

- A. PMI discussed they had walked the property on several occasions and were making progress establishing a plan to begin work on the fences located area on the north and west side of the complex. Later in the meeting there was additional discussion during the Management Report portion of the meeting that specifically addressed these issues. Further, it was discussed that certain residents believed they may have squirrels or other animals in their attic. PMI recommended they call a company they use frequently called Animal Pest Control.

Committee Reports

- A. The Landscape committee discussed that ETC was aware of various dead tress throughout the complex and they would be removing them. The committee asked that if anyone present is aware of additional dead trees that need to be removed to please inform the committee of their location so they could be worked into the tree removal schedule.
- B. Insurance Update: Rick White reported that we obtained new insurance policies that became effective on 10/1/22 and asked that PMI work with Mountain West to ensure the new policies were paid in a timely fashion.
- C. Communications Committee: Pat Smith related that the communications committee continued to work on the

community newsletter and hoped to have a copy to distribute in the coming weeks.

D. Management Report

A. Operations – PMI discussed the operations considering various siding, wood walkway and fence repairs. PMI stated that they would schedule a time prior too next month’s meeting when Kathy Dann and Ken Whiteacre could meet with Paul Laird, Ryan Laird and Hunter Mounts to walk the complex and discuss firsthand the most urgent repairs that needed to be addressed. It was also determined that PMI would call Victor from Schultz Industries to remind him to place covered buckets containing ice-melt throughout the complex.

B. Financial Review – Bob Campbell discussed the type of financial packet he required from PMI to be delivered one week prior to the monthly meeting. He stated that he did not require a trial balance to be provided in the packet. The discussion then moved to Rich Johnston’s invoices. Bob stated that Mr. Johnston’s invoices had been approved in the amount of \$130 and not in the amount of \$1,300. PMI will check to make sure those items are consistent with actuals. It was also discussed that PMI should correct the address on the community website and provide the most current address. In addition, Bob asked that PMI make sure the Rose Paving invoices and Eldorado Homes (Mike Davis) invoices had been paid.

Adjournment

There being no other business to come before this meeting, upon motion duly made and seconded, the meeting was adjourned at 7:31 P.M.