

KEN CARYL TOWNHOUSE ASSOC., INC.
Aka Sunset Ridge
Monthly Community Association Meeting
Held Via Zoom Link
December 14, 2022

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

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

Paul Laird was present from PMI Denver Metro.

Homeowners present were Brad Sobel, **Susan Peters, Bruce Solum**

Approval Minutes

The minutes of the meeting held on 11-09-22 were reviewed and some corrections were required before approval. Paul Laird said he would make the corrections and circulate among the board members for approval.

Homeowners Forum and Guests

Brad asked if the fall clean-up had been completed because he had noticed many leaf piles throughout the complex. Paul stated that he had contacted Victor of Schultz Industries and Victor stated that he would be performing some additional clean-up this month. Kathy said she had seen them working around the complex for the last couple of days. Brad then asked about a fence that needed repair and Ken stated that Hunter from PMI is working on it.

Landscape Maintenance

- It was again stated that Schultz was working in the community this week.
- Kathy asked about Jennifer Squire located at ~~44744~~ **11733** Elk head Range Road. Paul said PMI was working with her to resolve her issue and would be at her residence later in the week.
- Ken asked if the board agreed **that an invoice be created** ~~they should create an invoice~~ for Schultz industries to pass on a fence repair cost that was created by Shultz operations while on location. The Board agreed the cost should be passed on to Schultz. PMI will create an invoice.
- A downed light pole was discussed, and it was determined that Xcel had been notified and the pole had been tagged for replacement.
- Paul discussed the fire that occurred at 11721 Elk Head Range Road. He stated he had an appointment to meet with the owners and review the damage on Friday of this week. Ken said he would like to go with Paul to see the damage and Paul agreed that would be a good idea.
- Ken asked Paul to review the work he had requested to be performed on the concrete stairs **and rock drain** located at **near** 11622 Elk Head Range Road. Paul said he would look at the **stairs area** with Ken on Friday when he was there to review the fire damage.

Committee Reports

- A. Ken stated that there was not much to discuss concerning the Architectural Building and Maintenance Committee. He informed everyone that he was thinking of replacing ~~his~~ **the community** flag because of its poor condition. All agreed that he should wait until spring to replace the flag.
- B. Communications Committee: Pat Smith related that the communications committee continued to work on the community newsletter and hoped to have a copy to distribute sometime this month.

Financial Review

- A. Bob Campbell stated he had not been able to review them and revert to Paul with any questions. Paul stated that contrary to the current copy of the financials, the operating account contained just under \$5,000, the reserve account contained just over \$114,000 and the RBC account contained just under \$740,000. Ken related that he was the only signer on the RBC account and had signed some papers to Money from that account to the operating account. Kathy stated that she thought she was a signer on the Account. Paul said he would check and get back to the board.

Adjournment

There being no other business to come before this meeting, upon motion duly made and seconded, the meeting was adjourned at 7:16 P.M.