



KEN CARYL TOWNHOUSE ASSOC., INC.
May 11, 2022

The meeting was called to order at 6:32 P.M.

Quorum

Present: Ken Whiteacre Bob Campbell Pat Smith Kathy Dann

Absent: Rick White

Cheryl-Ann Adams was present from PMI Property Management.

Approval Minutes

The minutes of the meeting held on 4-13-22 were reviewed. Upon motion duly made, the minutes were unanimously approved with the suggested changes.

Homeowners Forum and Guests

Jim Hankins was present because he is assuming the light bulb duties from Ken Whiteacre.

Committee Reports

- A. Architectural, Building and Maintenance: Mr. Whiteacre discussed with the Board of Directors the below:
No reviewed applications at this time.
- B. Additional Tree Removal will take place on 5/12/2022 from Environmental Tree Care.
- C. Tree Replacements will begin on 5/23/2022
- 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 is to be scheduled by Rose concrete. Once a date has been scheduled the community and landscapers will be notified in advance.
- C. Fencing repairs and replacements were discussed. Awaiting final figures from Split Rail Fence Company. Once received Mgmt will distribute to Board of Directors for review.

Unfinished Business

A "No Parking Fire Lane" sign will be added near (11657) to deter owners/guests from parking behind garages making it difficult for owners to exit the garage. Awaiting installation of sign.

New Business

- A. Financials and Disbursements- Financials were reviewed and accepted.
- B. Correspondence to Homeowners: Discussed
- C. Email Blast to property concerning mulch spreading day for community.
- D. Mgmt to contact owners with unusually high water consumption to make sure there are no leaks within units.
- E. Mgmt to investigate website renewal charge for community and when it is to be renewed.
- F. Board of Directors informed Mgmt that vendor Robert Mayuric will be paid upon submittal of invoice.

Newsletter Items

The newsletter was sent out in April to all residents in the community for neighborhood information and posted on website.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 7:37pm.