

# KEN CARYL RANCH TOWNHOUSE ASSOCIATION

## RECORD OF PROCEEDINGS

June 14, 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	Absent
Rick White	Present		

TinaMarie, CMCA was present from PMI Denver Metro.

### **CALL TO ORDER:**

Kathy Dann called the meeting to order at 6:32 PM. A quorum was present.

### **MINUTES:**

The meeting minutes for May 2023 were not submitted, *the HOA Manager will provide them before the next scheduled meeting.*

### **OPEN FORUM:**

- A homeowner mentioned he received a violation for debris left by a contractor working on the property. He asked the Manager to remove the violation from his homeowner account.
  - The Manager will investigate the homeowners' concerns and was asked by the Board to have a handyman remove debris.
- A homeowner mentioned ETC cut down a tree near the homeowner's window, however never removed the stump. The homeowner would like the manager to reach out to ETC regarding this issue.
- A homeowner is concerned and mentioned the Bridge near 11876 needs repaired.
  - The Board asked the Manager to contact Mr. Chambers or another a contractor, whoever can make the repairs in a timely manner.

### **COMMITTEE REPORTS:**

#### Architectural, Building & Maintenance Committee

- Currently there is one ARC request received, Ken will review and let the Manager know his decision.

#### Landscape Committee

- The Manager is currently awaiting ETC tree wrap, installation, and Winter water proposals.
  - The Board would like the Manager to follow up on the proposals.

#### Communications Committee

- The committee will send the newsletter out in August.

#### Financial Reports – Financials for end of month May 2023

- Operating Account is \$1,211.09.
- Reserve Accounts - \$801,293.53
- Total cash on hand \$802,504.62

### Property Manager's Report

- Review of delinquency throughout the month for any corrections or concerns
- Follow up with Jack on gutter cleaning.
- Additional fence repairs
- Reminder eblast to community regarding (No for Sale Signs) in the front grass area.
- Investigate Board accounting concerns.
- Ice-melt buckets.
- Rose Concrete and Asphalt

### NEW BUSINESS

No new business currently

### ADJOURN

There being no further business to conduct, the meeting was adjourned at 7:34PM.

Next meeting scheduled for July 12, 2023, at 6:30PM via Zoom.