

KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

July 12, 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	Absent	Pat Smith	Present
Bob Campbell	Present	Ken Whiteacre	Present
Rick White	Present		

TinaMarie, CMCA was present from PMI Denver Metro.

CALL TO ORDER:

Ken Whiteacre called the meeting to order at 6:36 PM. A quorum was present.

MINUTES:

Meeting minutes from the June Board Meeting were reviewed. Pat made a motion, and Rick seconded, to approve the minutes as submitted. The motion carried.

OPEN FORUM:

- A homeowner mentioned he would like the tree stump near the side window removed.
 - The Manager has reached out to ETC regarding the tree stump issue. (*Awaiting proposal*)
- A homeowner mentioned she would like the Manager to investigate a possible abandoned vehicle near 11713.

COMMITTEE REPORTS:

Architectural, Building & Maintenance Committee

- Ken received one HIR -AR-11831-2023-06-06 (Norris) to replace the deck, the HIR was reviewed and approved.

Landscape Committee

- The Manager has been in contact with ETC (Christina), and she is currently working on the tree stump removal, tree wrap installation and Winter water proposal.

Communications Committee

- The committee will send the newsletter out in August.

Financial Reports – Financials for end of month June 2023

- Operating Account -\$26,999.83
- Reserve Account - \$809,503.72
- Total cash on hand -\$836,503.55

Property Manager's Report

- Review of delinquency throughout the month for any corrections or concerns
- Additional fence repairs (*JT has been working on all fence repair work orders*)
- Investigate Board accounting concerns. (*The manager has reached out to accounting, only a few of*

the concerns have been addressed. Accounting is still investigating).

- Ice-melt buckets. *(The manager will contact Victor (Schultz))*
- Rose Concrete and Asphalt

NEW BUSINESS

- Board to Review the Draft 2024 Budget

ADJOURN

There being no further business to conduct, the meeting was adjourned at 7:58PM.

Next meeting scheduled for August 9, 2023, at 6:30PM via Zoom.