



**KEN CARYL TOWNHOUSE ASSOC., INC.**

**April 13, 2022**

The meeting was called to order at 6:33 P.M.

**Quorum**

**Present:** Ken Whiteacre    Bob Campbell    Pat Smith    Kathy Dann

**Absent:** Rick White

Cheryl-Ann Adams was present from PMI Property Management.

Homeowners present were: Jim Hankins & Rebecca Kennedy

**Approval Minutes**

The minutes of the meeting held on 3-9-22 were reviewed. Minor changes were made to attendance and tree trimming. 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:
  - 1. Garage Door Replacement: received, reviewed and approved at (11767)
  - 2. Tree Removal walk through took place on 4/12/2022 with Kathy Dann, Chad from Environmental Tree Care and Cheryl-Ann Adams with PMI Denver Metro. Several areas of clean up were noted along with two trees that were not trimmed that were a part of original proposal, as well as some clearance trimming by garages.
- B. Tree Replacement proposals was submitted from Schultz and ETC. Ken Whiteacre made a motion to accept ETC tree replacement proposal, Pat Smith seconded the motion. Motion Approved.
- C. Communications: The committee is working on the April newsletter to distribute to the community. Management was asked to provide a list of updated email addresses for the owners and give to the communications committee for accuracy of addresses.

**Management Report**

- A. Edging and summer landscaping improvements were discussed and will remain on the agenda until proposals are submitted for review.
- B. Asphalt and concrete repairs proposal was submitted by Rose Paving. The proposal was discussed and reviewed. Ken Whiteacre made a motion to accept Rose Paving proposal, Pat Smith seconded the motion. Motion Approved.
- C. Fencing repairs and replacements were discussed. Information regarding “trex” products was discussed and reviewed. The Board of Directors would like the fencing firms to submit four (4) proposals for fencing replacement to include: trex, wood, vinyl, and wood pickets with postmasters.

**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.

Kathy Dann has contacted Jefferson County to help alleviate the pot holes and asphalt issues on Elk Head Range Road.

**New Business**

- A. Financials and Disbursements- Financials were reviewed and accepted.
- B. Correspondence to Homeowners: Reviewed.

**Newsletter Items**

The newsletter will be sent out in April to all residents in the community for neighborhood information.

**Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 8:02 P.M.