



KEN CARYL TOWNHOUSE ASSOC., INC.

March 9, 2021

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

Quorum

Present: Ken Whiteacre Bob Campbell Pat Smith Kathy Dann Rick White

Absent: All Board members were present

Randy Watt, Paul Laird, Ryan Laird and Cheryl-Ann Adams were present from PMI property management.

Approval Minutes

The minutes of the meeting held on 2-9-22, upon motion duly made, were unanimously approved.

Homeowners Forum and Guests

Ken Hawkins was present to discuss the goose decoys throughout the property.

Owner present to discuss storing of vehicles within the community

Committee Reports

- A. Architectural, Building and Maintenance: Mr. Whiteacre discussed with the Board of Directors the below:
 - 1. Updated Snow maps have been requested after review walkthrough of snow piles, also requested to review the amount of salt/snow melt that is spread across the sidewalks in the community.
 - 2. Grading repairs to be continued weather pending (11876)
 - 3. Skylight addition received, reviewed and approved at (11882)
- B. Landscape: Ms. Dann noted the Sector 4 Prune is still to include cottonwood at (11631) and between garages (11612-11614) there is also a large pine in Central Park still to be trimmed. Ms. Dann asked for a walkthrough before final payment is made.
- C. Tree Replacement proposals was submitted from Schultz and ETC. Schultz will maintain watering and adjust throughout the season. ETC will require additional onsite charges for supplemental watering. Board will review proposals and condition and damage of existing trees in the spring.
- D. Communications: The committee is working on the April newsletter to distribute to the community.

Management Report

- A. Edging and summer landscaping improvements was discussed and will remain on the agenda until completed in the spring.
- B. Asphalt and concrete repairs was discussed and will remain on the agenda until completed in the spring.
- C. Fencing repairs and replacements were discussed. Information regarding vinyl products was discussed and reviewed. The Board of Directors would like to solicit additional companies to submit a proposal for wood fencing with metal posts not cedar. They would like the proposal to be submitted into sections for budgeting purposes and one proposal submitted as a whole.

Unfinished Business

Rich White shared the Parcel B Amenity plans for the neighboring park. Discussion ensued in regards to noise and traffic related concerns. Additional information to follow.

New Business

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

Newsletter Items

The Board of Directors asked Randy Watts and Cheryl-Ann Adams to please submit information announcing Randy's departure and introducing Cheryl-Ann to the community.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 7:46 P.M.