



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

**July 13, 2022**

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

**Quorum**

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

**Absent:**

Cheryl-Ann Adams was present from PMI property management.

Homeowners present were Susan Peters, Brad Sobel and Don Fitzmaurice

**Approval Minutes**

The minutes of the meeting held on 6-8-22 were reviewed. Minor changes were made to dates and tree removals. Upon motion duly made, the minutes were unanimously approved. (5-11-22 was a correction to the June 8 minutes)

**Homeowners Forum and Guests**

Brad Sobel is concerned about a low-hanging branch in front of his property at 11703. Mgmt. was asked to have Schultz take a look at removing the branch, as from Mr. Sobel's description, it appears to be low enough to be covered in our Schultz contract.

Guest Speaker: Aaron Beckham from Madison Insurance was present to discuss insurance renewal options for the communities' umbrella policy. Additional information will be sent to the community for review prior to upcoming renewal date. Richard White is recommending we move our policies to Aaron as is and have him help us with our renewals as well as identify a new umbrella policy.

**Committee Reports**

- A. Architectural, Building and Maintenance: Mr. Whiteacre discussed with the Board of Directors the below:
  - 1. Four ongoing HIR applications- 11655, 11728, and 11726 have been sent to the committee for review. Management will contact 11634 to determine if they are planning to provide the additional information requested or drop the request.
  - 2. Fence Repairs- Matt Chambers has a work order to fix perimeter fencing on all four sides of the property. Specifically, posts and split rails are in need of repairs before complete replacement. Mgmt. will make sure this is repaired in a timely manner.
  - 3. Drainage/ Mike Davis Eldorado Homes has a contract for drainage repairs to 11876 Elk Head Range Road, Mgmt. will follow up to see when scheduling allows.
- B. Rose Concrete Paving completed the concrete and asphalt work. A change order was issued for 4" asphalt due to dirt during milling process of the project. Ken Whiteacre stated that they will be back out in the near future to repaint the yellow curbing and repair some warranty items in the areas that were repaved.
- C. Landscape Committee: Kathy Dann would appreciate a date on bush, walkway and traffic clearance pruning from Schultz. It was asked that homeowners be notified of pruning dates so they can place sticker on their door or post a sign that says do not trim should they wish to do so.
- D. Communications Committee Pat Smith discussed the newsletter coming out hopefully in August. Mgmt. will update the Board of Directors with any new owners and email addresses in the community.

**Management Report**

- A. Edging and summer landscaping improvements was discussed and will remain on the agenda until proposals are submitted for review.
- B. Fencing repairs and replacements were discussed. Information regarding "trex" products was discussed and reviewed. The Board of Directors will be reviewing the warranty information. The Board is awaiting samples from Integrity fencing. Mgmt. will contact references from Integrity fencing concerning the trex availability for installation.

**Unfinished Business**

- A. A Rose Paving concrete proposal was discussed with the Board of Directors for sidewalks, stoops and steps in front of two buildings, 111810-11816 & 11818-11826. Ken Whiteacre made a proposal to approve the proposal in the amount of \$21,152.02, Pat Smith seconded the motion. Motion approved.

**New Business**

- A. Financials and Disbursements- Financials were not discussed and approved at this time. Budgets will be discussed at a working session later this month.
- B. 11882 Elk Range Road has been performing exterior modifications on the unit without committee approval. Mgmt. will



follow up with the unit and send a violation letter concerning approval needed for exterior alterations/changes.

**Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 7:29 P.M.