

KEN CARYL RANCH TOWNHOUSE ASSOCIATION

RECORD OF PROCEEDINGS

January 10, 2024

The regular meeting of The Ken Caryl Ranch Townhouse Association Board of Directors was held via Zoom. The following directors were present or absent as noted:

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

TinaMarie Luna, CMCA was present from PMI Denver Metro.

CALL TO ORDER:

Kathy Dann called the meeting to order at 6:30 PM. A quorum was present.

MINUTES:

*Meeting minutes from the **December** Board Meeting were reviewed. Ken made a motion, and Pat seconded, to approve the minutes as submitted. The motion carried with one correction before posting.*

OPEN FORUM:

- A homeowner asked about the insurance/wind and hail coverage.
 - Board Member – Explained the community is covered with a separate Insurance company.
- A homeowner asked what can be done about the seasonal tenants/parking spaces.
 - Property Manager – Asked the homeowner if it be OK to call her to discuss her concerns in better detail.
- A homeowner mentioned the white trim missing from alongside the garage at 11855.
 - Property Manager – JT. has completed the trimming.
- A homeowner asked about the Insurance/Premium changes and when will the homeowners receive the letter of the changes?
 - Board Member – Asked the Manger to reach out to Madison Insurance Group (Arron) regarding any updates.

COMMITTEE REPORTS:

Architectural, Building & Maintenance Committee

1. Ken quickly mentioned the sewer damage located near unit 11669.
2. Ken mentioned the plastic window coverings have not been removed and are visible to the community.
3. Ken asked about the playground slide (parts) he would like to get that piece out of his garage.
 - Property Manager – has ordered the parts needed, they are in root to PMI. The Manager will schedule JT out to remove the slide piece from Ken's garage as soon as possible.

Landscape Committee

- ETC – Has submitted a bid for Winter watering (Jan-Feb), deep root watering of (approx.) four hundred trees. Apply nutrients to root zone during the Winter months to reduce drought stress.

Communications Committee

- The committee is currently working on the newsletter and will distribute it in April 2024.

Financial Reports – Financials for end of month **December** 2024

- Operating Account - \$53,233.81
- Reserve Account - \$843,587.86
- **Total cash on hand - \$896,821.67**

Property Manager's Report

- *PMI - JT has completed all the past due work orders and is also through the current. The manager has requested a bid for the gutters, but the current vendor is slacking and is not in compliance with their contract.*

OLD BUSINESS

ADJOURN

There being no further business to conduct, the meeting was adjourned at 7:22PM.

Next meeting scheduled for Feb 14, 2023, at 6:30PM via Zoom.