

KIPLING SUN TOWNHOMES ASSOCIATION, INC.
MEETING MINUTES-BOARD OF DIRECTORS
APRIL 15, 2010

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on April 15, 2010 at the Montessori School at 9904 W. Capri Ave. Board members present were: Neill Kefauver, Board President, Judie Solomon, Vice President and Brenda Barth, Secretary/Treasurer. Heather Strickland represented Professional Management Associates, Inc. (PMA). Homeowners present were: Al Settles, Jerry Keller, Marguerite Greene, Darlene, Kevin Moore, John Clarke, Kim and Fred Munger and Susan Marquez.

CALL TO ORDER:

Neill called the meeting to order at 6:40pm

ACCEPTANCE OF FINANCIAL REPORTS – December 2009 – March 2010.

Judie moved to accept the December 2009 – March 2010 financials. Brenda seconded. The motion was approved unanimously.

APPROVAL OF MINUTES – December 10, 2009

Brenda moved to approve the December 10, 2009 minutes. Judie seconded. The motion was approved unanimously.

UNFINISHED BUSINESS:

Staining of Noise Fence

The Board reviewed the bid submitted by Marquez Fencing in the amount of \$800.00 to stain the noise fence. The Board denied accepting the bid.

NEW BUSINESS:

Incorporation of Code of Conduct into Policies

The Board discussed renaming the Code of Conduct a policy and incorporating the Code of Conduct into the existing policies. Judie moved to rename the Code of Conduct a policy and incorporate it into the existing policies. Brenda seconded. The motion was approved unanimously.

Snow Removal Policy

The Board discussed drafting a snow removal policy for the homeowners. The Board tabled action until all Board and Committee members have reviewed and provided comments.

Salt Usage for Future Snow Removal Contracts

The Board and homeowners discussed the amount of ice melt used this past year by the snow removal contractor. The Board and homeowners discussed creating snow removal/ice melt usage guidelines for future contracts. The Board requested the Architectural Control Committee review the current snow contract and submit recommendations for changes/wording pertaining to the ice melt usage.

Walk Through Results

The Board and PMA updated the homeowners on the results of the walk through. The Board directed PMA to obtain suggestions from GSCO on what to plant and to have GSCO look at the trees that were planted last year to determine if they are going to make it. The Board directed PMA to obtain a map/list from GSCO indicating what drip system goes to which unit. Brenda volunteered to meet with Dan from GSCO regarding the drip system.

Investment Alternatives

The Finance Committee presented their draft investment alternatives to the Board. Jerry discussed the investment alternatives with the Board and homeowners. The Board tabled action to allow all Board members adequate time to review.

PMA Renewal Contract

The Board reviewed the PMA renewal contract. The Board directed PMA to email the current contract and proposed contract to the Finance committee. The Board tabled action.

Homeowner Delinquencies

The Board noted there is one home that has not paid March or April dues. The Board noted they have spoken to the homeowner and the dues would be up to date by the end of April.

Violations and Hearings

None.

HOMEOWNER INPUT:

Kevin updated the Board and homeowners on the legislation to stop transfer fees. Kevin noted they are not going to try and run the bill this year. Kevin updated the Board and homeowners on the legislation to create a HOA Ombudsman office. Kevin noted that the office would be changed to the Office of HOA Information and Resources.

The homeowner at 5966E noted that the gutter by the front door drips and causes a sheet of ice during the winter. The homeowner at 5966E noted that the front concrete needs addressed. John and Jerry noted they would be working on the concrete contract together to incorporate drainage resolutions into the contract. Darlene noted she would like to remove the stone from the front flowerbed. The ACC requested she submit a request prior to any exterior changes being made. Susan Marquez discussed the lighting invoice she received with the Board. Susan noted she had no problem paying the invoice. The Board and homeowners discussed the spigots located on the outside of the buildings and who may use them. The Board and homeowners discussed the edging and weed cloth that is showing in the rock beds. John noted this would be addressed when the regarding of that area is done.

NEXT MEETING

Neill announced that the next Board meeting would be held June 17, 2010 at Montessori Peaks Academy.

ADJOURNMENT:

There being no further business, Neill adjourned the meeting at 8:08 pm