

KIPLING SUN TOWNHOMES ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2010

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on August 19, 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. Rhonda Clover and Charlene Sprehe represented Professional Management Associates, Inc. (PMA). Homeowners present were: Al Settles, John Clarke, Jerry Keller, Marguerite Greene, Marilyn Vaughn, Bill Esty, Rich Mauro and Kevin Moore.

CALL TO ORDER:

Neill called the meeting to order at 6:33 p.m.

ACCEPTANCE OF FINANCIAL REPORTS: July 2010

Judie moved to approve the July 2010 financials with the noted correction. Brenda seconded. The motion was approved unanimously.

APPROVAL OF MINUTES: June 17, 2010

Brenda moved to approve the June 17, 2010 minutes. Judie seconded. The motion was approved unanimously.

UNFINISHED BUSINESS:

Bid from for ACC on Proposed Plantings from GSCO April Walkthrough: Judie moved to approve the GSCO bid. Brenda seconded. The motion was approved unanimously.

Proposed Work for GSCO – (5920A): Judie moved to approve the GSCO bid to address 5920A. . Brenda seconded. The motion was approved unanimously.

Completed Work for GSCO: The Board noted this item should be removed from the Agenda as it has already been addressed.

Audit from Brashier & Foss: Kevin noted the preliminary audit has been received and the final copy should be in the mail as of August 19, 2010. Neal noted, in the future the use of “sign here” indicators is recommended.

Downspout 5900 A/B: The Board directed PMA to obtain a bid from GSCO to address this issue. The Board noted the bid is not to exceed \$500.00.

Window Well Extensions: The Board noted everything is fine with 5906A window well extension.

Response to GSCO on Watering Schedule for 5970: The Board noted GSCO is set to change the timing of the sprinklers in response to the homeowner’s request.

Snow Removal Policy: – The Board noted the new policy is already on the HOA website. The Board directed PMA to obtain two additional bids for snow removal using the guidelines for Kipling Sun I.

2011 Budget Recommendations: Neill moved to approve the proposed budget. Brenda seconded. The motion was approved unanimously.

Other Unfinished Business – None.

NEW BUSINESS:

Denver Water Audit Progress: The Board directed PMA to obtain the water audit analysis from GSCO no later than August 31, 2010. The Board noted concerns with GSCO's lack of response.

Homeowner Delinquencies: The Board directed PMA to move with all items on the delinquency list.

Results on Concrete Pour – The Board noted there are no issues with this project other than 5976A drove on the wet concrete.

OTHER NEW BUSINESS: None

VIOLATIONS AND HEARINGS: None.

HOMEOWNER INPUT:

Kevin noted the County has a new plan and advised of the meeting would be held on August 31, 2010 at the Columbine Library if the homeowners wish to attend.

John noted he read in the newspaper of a burglary at 5900. He noted a sliding glass door had been left open. A homeowner noted a reminder could be put in the newsletter advising homeowners to make sure all doors and windows are locked.

Brenda inquired as to what had been decided on metal on the roofs. Kevin noted Wes at Murata is addressing the painting one building at a time.

Brenda inquired if a decision has been made on installing rock in particular areas that are bare around houses. She noted ground cloth is showing at particular locations as noted in a recent walk through. John noted the Architectural Committee would review, as it is not in the bid from GSCO. John noted the Architectural Committee would assess the installation of rock. Kevin noted this item was not budgeted for and would be reviewed next year.

Neill asked Beth to address lilacs next year. Beth noted the lilacs were not approved. Beth noted this is not an HOA issue. She noted the homeowner did not request approval. Beth noted the lilacs are on a watch list to see how they do. Beth noted the HOA would not pay for replacement of the lilacs. She noted the homeowner would have to replace them at her cost..

Neill asked PMA to remain after the meeting to discuss communication issues.

NEXT MEETING: Neill announced that the next Board meeting would be held October 21, 2010 at Montessori Peaks Academy.

ADJOURNMENT: There being no further business, Neill adjourned the meeting at 7:50 p.m.