

KIPLING SUN TOWNHOMES ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
DECEMBER 9, 2010

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on December 9, 2010 at the Montessori School at 9904 W. Capri Ave. Board members present were: Neill Kefauver, Board President and Brenda Barth, Secretary/Treasurer. Board members absent: Judie Solomon, Vice President. Charlene Sprehe represented Professional Management Associates, Inc. (PMA). Homeowners present were: John Clarke, Vince Creadon, Pamela Duzanica, Bill Esty, Marguerite Greene, Jerry Keller, Kevin Moore, Geraldine Roble, Ira A. Settles and Marilyn Vaughn.

CALL TO ORDER:

Neill called the meeting to order at 6:36 p.m.

INTRODUCTION OF BOARD MEMBERS: Neill introduced Jerry Keller as Vice President, Brenda Barth as Secretary/Treasurer and himself as President.

2011 BOARD MEETING SCHEDULE: The Board stated they would meet bi-monthly in 2011 on the following dates: February 17, 2011; April 21, 2011; June 16, 2011; August 18, 2011; October 20, 2011; and December 15, 2011.

ACCEPTANCE OF FINANCIAL REPORTS: October 2010 and November 2010

Neill moved to approve the October 2010 financial reports. Brenda seconded. The motion was approved unanimously. Neill moved to approve the November 2010 financial reports. Brenda seconded. The motion was approved unanimously.

APPROVAL OF MINUTES: October 21, 2010

Jerry moved to approve the October 21, 2010 minutes. Brenda seconded. The motion was approved unanimously.

UNFINISHED BUSINESS:

Snow Removal 4" on Sidewalks: The Board noted they would keep the contract as it stands at 2". The Board noted the snow removal company used too much ice melt last year causing spalling of concrete. The Board recommended homeowners use their garage entrance rather than the outside walk if at all possible. The Board discussed at what height snow is plowed (2") and what homeowners can put down to keep ice controlled. The Board recommended sand. The Board discussed how asphalt or concrete replacement is prioritized and how bids are done. The Board stated concrete work is bid out separately on a per-job basis.

Water Audit: The Board discussed the history of the water audit and its results.

NEW BUSINESS:

Orten Cavanagh Richmond & Holmes Engagement Agreement: Jerry moved to approve the agreement based on review by the Finance Committee. Brenda seconded. The motion was approved unanimously.

GSCO Bids Stop and Waste Valves and Pruning: The Board noted they would send bids to the Finance Committee for review once received by GSCO.

Homeowner Delinquencies: The Board reviewed.

OTHER NEW BUSINESS: None.

VIOLATIONS AND HEARINGS: The Board discussed a cable strung over the roof at 5960D. The Board directed PMA to send a letter to 5960D. The Board discussed the request from 5920B to waive their fine. The Board tabled the decision. Jerry noted he would contact the homeowner at 5920B. The Board requested PMA to send Jerry a history of parking violations and total fines for 5920B.

HOMEOWNER INPUT:

Kevin noted Kipling Sun's Homeowners Association was awarded HOA of the Year for 2010 in Colorado by the Rocky Mountain Chapter of the Community Associations Institute.

NEXT MEETING: Neill announced that the next Board meeting would be held February 17, 2010 at Montessori Peaks Academy.

ADJOURNMENT: There being no further business, Neill adjourned the meeting at 7:45 p.m.