

KIPLING SUN TOWNHOMES ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 16, 2011

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on June 16, 2011 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: Jerry Keller, Vice President. Jeff Kutzer and Chris Nelson represented Professional Management Associates, Inc. (PMA). Homeowners and residents present were: John Clarke, Marguerite Greene, Laura Berens, Vince Creadon, James Creadon, Kevin Moore, Al Settles and Marilyn Vaughn.

CALL TO ORDER:

Neill called the meeting to order at 6:37 p.m.

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

ACCEPTANCE OF FINANCIAL REPORTS: February 2011 through May 2011

Neill moved to approve the February 2011 through May 2011 financial reports. Brenda seconded. The motion was approved unanimously.

APPROVAL OF MINUTES: February 17, 2011

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

UNFINISHED BUSINESS: None.

NEW BUSINESS:

PMA Management Company Renewal: Brenda motioned to renew the contract with PMA. Neill seconded. The motion was approved unanimously.

Board/ACC Walk-through with GSC: The Board noted it was approved and authorized for the GSC bid to address the items from the Spring Walk-through.

5906 Update: Kevin Moore reported on the leak in this building.

Dripline Damage at 5940A: The Board determined the damaged dripline was not due to the homeowner's fence installation, and will not assess any charges to homeowner.

OTHER NEW BUSINESS:

Community Garage Sale: A homeowner asked the Board if there will be a community garage sale. The Board determined that it was not prohibited in the community if any homeowner would like to organize one.

Trees at 5960A Hitting Townhome: Neill moved to have PMA get a bid from GSC to trim or remove the tree that is hitting this home. Brenda seconded. The motion was approved unanimously.

Bottom Edging by the Bush at 5906A: The Board accepted the request to add replacement of bottom edging by the bush at 5906A to the GSC list of replacements.

VIOLATIONS AND HEARINGS: None.

HOMEOWNER INPUT: None.

NEXT MEETING: Neill announced that the next Board meeting would be held August 18, 2011 at Montessori Peaks Academy.

ADJOURNMENT: There being no further business, Neill adjourned the meeting at 7:26 p.m.