

KIPLING SUN TOWNHOMES ASSOCIATION, INC.  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
OCTOBER 20, 2011

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on October 20, 2011 at the Montessori School at 9904 W. Capri Ave. Board members present were: Neill Kefauver, President and Jerry Keller, Vice President. Board members absent: Brenda Barth, Secretary/Treasurer. Chris Nelson represented The Management Trust – PMA Colorado Division (PMA). Homeowners and residents present were: John Clarke, Al Settles, Marguerite Greene, Kevin Moore, Steve Lauman and Stacy Lauman.

**CALL TO ORDER:**

Neill called the meeting to order at 6:45 p.m.

**INTRODUCTION OF BOARD MEMBERS:** Neill introduced himself as President and Jerry as Vice President.

**ACCEPTANCE OF FINANCIAL REPORTS: August 2011 through September 2011**

Jerry moved to approve the August 2011 through September 2011 financial reports. Neill seconded. The motion was approved unanimously.

**APPROVAL OF MINUTES: August 18, 2011**

Jerry moved to approve the August 18, 2011 minutes. Neill seconded. The motion was approved unanimously.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**Raising the Air Conditioners:** The Grading Committee recommended raising the air conditioners. Jerry moved to approve the MGR contract at cost of approximately \$200 per unit. Neill seconded. The motion was approved unanimously.

**Fake Rocks / Locks – Approved:** The Board approved the GSC bid to install fake rocks with locks to help curb theft of backflows by email vote on 10/3/11. The Board certified the email vote as approving the GSC bid.

**Numbered Auto ID Stickers for Resident:** Jerry moved to approve the Board proceeding with acquiring vehicle ID tags and distributing them to all known residents. Neill seconded. The motion was approved unanimously.

**Insurance Premium Payment:** Jerry moved to accept the recommendation of the Finance Committee to purchase the Peliton recommended insurance coverage, including the hail damage buyback policy, with payment of the premium in full. Neill seconded. The motion was approved unanimously.

**OTHER NEW BUSINESS:** None.

**VIOLATIONS AND HEARINGS:** The Board decided to waive the fee for the account discussed.

**HOMEOWNER INPUT:** Marguerite Greene asked about high water pressure in the community. Steve Lauman asked about satellite installation procedure.

**NEXT MEETING:** Neill announced that the next Board meeting would be held December 8, 2011 at Montessori Peaks Academy.

**ADJOURNMENT:** There being no further business, Jerry adjourned the meeting at 8:00 p.m.