

KIPLING SUN TOWNHOMES ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 18, 2011

The Board Meeting of the Kipling Sun Townhome Association, Inc. was held on August 18, 2011 at the Montessori School at 9904 W. Capri Ave. Board members present were: Jerry Keller, Vice President and Brenda Barth, Secretary/Treasurer. Board members absent: Neill Kefauver, Board President. Chris Nelson represented Professional Management Associates, Inc. (PMA). Homeowners and residents present were: John Clarke, Marguerite Greene, Vince Creadon, James Creadon, Kevin Moore, Al Settles and Mary Ann Rondinella.

CALL TO ORDER:

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

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

ACCEPTANCE OF FINANCIAL REPORTS: June 2011 through July 2011

Jerry moved to approve the June 2011 through July 2011 financial reports. Brenda seconded. The motion was approved unanimously.

APPROVAL OF MINUTES: June 16, 2011

Jerry moved to approve the June 16, 2011 minutes. Brenda seconded. The motion was approved unanimously.

UNFINISHED BUSINESS: The Board discussed the common garage sale will not happen unless a homeowner volunteers to organize one, and that PMA will follow-up with GSC to replace bottom edging by the bush at unit 5906A.

NEW BUSINESS:

Jerry Keller's Seat on Finance Committee Expires on September 1, 2011: Brenda moved to renew Jerry Keller's seat on the Finance Committee for another three year term beginning on September 1, 2011. Jerry seconded. The motion was approved unanimously.

Peliton Insurance Contract Expires on November 4, 2011: The Board noted they were happy with Peliton Insurance and did not want to seek competitive bids from other companies this year.

Approval of 2012 Budgets: The Board noted there would be a \$5 per homeowner per month increase in HOA dues beginning January 1, 2012, bringing the dues amount to \$206.00 per homeowner per month for the year of 2012. Jerry moved to approve the 2012 Operating and Reserve Budgets as proposed. Brenda seconded. The motion was approved unanimously.

Capital Asset Reserve Fund 2011 Review: Jerry presented the CARF to the homeowners in detail. Jerry moved to approve both the review and analysis of the Capital Asset Reserve Fund for 2011. Brenda seconded. The motion was approved unanimously.

OTHER NEW BUSINESS: None.

VIOLATIONS AND HEARINGS: None.

HOMEOWNER INPUT: Mary Ann Rondinella discussed her belief that GSC doesn't have a license to spray herbicides.

NEXT MEETING: Jerry announced that the next Board meeting would be held October 20, 2011 at Montessori Peaks Academy.

ADJOURNMENT: There being no further business, Jerry adjourned the meeting at 7:23 p.m.