

The Townes at Kettle Creek

Board of Directors Meeting Minutes

March 9, 2010

The Townes at Kettle Creek Board of Directors meeting was held at the offices of Z&R Property Management. The meeting was called to order by Arlene Chumley at 11:57 a.m. Present were:

Arlene Chumley	President
John Hall	Vice President
Dan Green	Secretary / Treasurer
Darren Burns	Z&R Property Management

John made a motion to approve the January 25, 2010 meeting minutes and the motion carried unanimously.

ASHTON WOODS HOMES (AWH): The Board has received the information on the previous punch list inspections done with AWH. Darren recommended a full new list be compiled in early April once the weather improves. While there are no doubt numerous small issues, there are several very large retaining walls that have severe lean angles or that are just being washed out from the bottom up by drainage. There was discussion that the check from AWH for concrete repairs included flatwork and drainage areas, but NOT the sidewalks. The Owner of 10706 Horseshoe is believed to have had an engineer inspect her retaining walls and provide a report. Darren was asked to contact this Owner and get a copy of the report if possible. Darren will also notify AWH to expect a new list. The walk through will be conducted in early April on a Tuesday.

PIGEON PROBLEM: Pigeon control efforts are required, but the Board does not wish to use the poison option or hire someone for a monthly fee. Arlene moved to approve Alpine Animal Control to begin work with the follow two priorities (in order): 1. Roosting areas 2. Spike strips to be installed where necessary. John said that he or another Board Member could meet with Alpine to show them specific problem areas or Alpine can just arrive in the morning to hear the pigeons cooing.

MAINTENANCE: The no parking area by 3089 Ironton Creek needs to be repainted when the weather permits.

RENTERS VS. OWNERS LIST: The Board would like a list showing all of the Owners and whether or not their homes are rented. Darren will provide a list and the only way to determine if the unit is a rental is to compare the mailing address with the home address. Darren will contact all of the suspected investment owners in an effort to verify the rental status of their home, get the names and contact information of the tenants and get a copy of the current lease. Phase one of this project will be completed by March 19, 2010.

SATELLITE DISH UPDATE: All of the unauthorized and improperly installed dishes have been removed. The dish at 3096 Ironton should not have been removed and it has been re-installed. Darren will pay to have the Owner's dish realigned by a dish contractor. The residents of 10803 Creede Creek have already put their dish back up on a tripod (which is an approved installation method) but the cables are fastened to the siding and will have to be moved.

The Owners of 10834 took their dish off the siding and installed it on a metal pole on the south side of their unit. This was again done without written approval. The Owner requested approval for the location via email approx. 24 hours before the new installation and Darren responded via email the next morning. The install looks acceptable, but the Board must consider fining the Owners for violating the Covenants twice in this matter. The Owners will be contacted by Darren and offered a hearing.

The Owner at 10621 Silverton Creek still has not removed the multiple flower pots from the balcony of the home to include numerous hanging pots.

10822 Creede Creek has removed their dish and reinstalled it on a 10' tripod in front of the home. This Owner did not submit a request for this installation (which is the second violation of the provision) The Board unanimously agreed that this Owner will be offered a hearing and required to remove the dish as the installation is unacceptable.

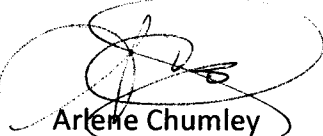
There was a discussion about members of the Board and Management communicating quickly to help with rumor control in the Community.


PARKING: The Owner of 10638 Leadville Creek has responded to Darren's violation letters about the tenants at this unit and the situation has improved. The towing of illegally parked vehicles has helped the situation overall, but there are still issues on Gladstone.

Dan announced that due to personal time constraints he would be resigning from the Board. His resignation letter will follow shortly. Dan was thanked for his service to the Community.

Darren was asked to notify the The Kettle Creek HOA that residents from their Community are sledding down the hills in the Townes across landscaping and onto Rhinestone Drive; a very hazardous activity that is also knocking landscaping rocks out of their beds. The Board inquired about the status of the Audit and what was discovered in regards to potential outstanding balances on 10633 Silverton and 10624 Ouray.

There being no further business, the meeting was adjourned at 1:00 p.m.


Arlene Chumley
President


Darren H. Burns
Property Manager