

# The Townes at Kettle Creek

## Board of Directors Meeting Minutes

### April 13, 2011

---

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 Kathy Dolan at 12p.m. Present were:

Kathy Dolan	President
Arlene Chumley	Vice President
April Smith	Property Manager
Konrad Kahle	Homeowner
Ranate Nelson	Homeowner
Debbie Krebs	Homeowner

#### **Minutes**

The minutes were reviewed and approved – Kathy motioned/Arlene seconded

#### **Financial Report**

The January, February and March 2011 financials were reviewed and discussed  
Collection Report was reviewed and discussed

#### **Manager Report**

The January 2011 action list was reviewed – all items were completed

#### **Unfinished Business**

Landscaping proposals were presented reviewed and discussed. The board voted to accept Timberline Landscaping as the new landscaping company. They are requested to start immediately since Apples has already resigned from the property due to going out of business.

#### **New Business**

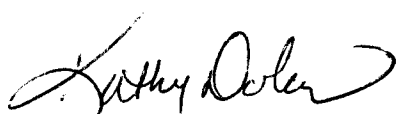
The proposal for the flowers to be installed at the Townes at Kettle Creek sign was reviewed and the board decided to accept the option with the three different colored flowers.

Roof vent at 10806 TinCup – Board voted to bill the homeowner for this repair – the bill from Holladay Grace Roofing is to be mailed to the homeowner along with a letter to explain the bill.

ACC Request for 10623 Ouray Creek Point was reviewed and approved

Due to Rhonda Martin's resignation there was a vacancy on the Board. For continuity purposes Kathy Dolan asked Arlene Chumley to fill Rhonda Martin's term as Treasurer through 2012. The Board then appointed Konrad Kahle to fulfill the remainder of the year of Arlene's position.

There being no further business the meeting was adjourned at 1:35 p.m.



Kathy Dolan  
President



April Smith  
Property Manager