

**The Townes at Kettle Creek
Board of Directors Meeting Minutes
August 1, 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 / Treasurer
Konrad Kahle	Secretary
Darren Burns	Property Manager

Minutes

There were no minutes to review.

Financial Report

None

Manager's Report

None

Unfinished Business

Darren will contact Chris Robinson on his lighting bill and request that Chris reduce the bill by \$100. Konrad is in the process of getting another bid from Wilson Electric and will forward the information to Darren once it is received.

The Association sustained significant hail damage on or about July 13th. A Claim has yet to be filed. Darren explained the effects of the 2% wind and hail deductible to the Board and was instructed to file a claim.

Darren will follow up with the postcard mailing for a Community BBQ in August or September.

New Business

The Board voiced concerns over the potential and perceived conflict of interest of having April represent both the Master Association (Kettle Creek HOA) and the Townes. Darren agreed to take over the management duties for the Townes as he does not attend meetings with KCHOA.

There was discussion on the two largest outstanding accounts that are being collected alongside the debt owed to KCHOA. The Association has obtained a writ of garnishment on one of the outstanding accounts and the Owner may bring his account current with KCHOA, which will allow the Townes to proceed without interference with the superior lien. Darren was instructed to foreclose ASAP on both accounts.

For future collections, Kathy moved to have Darren contact KCHOA and request they advise the Townes before pursuing any further legal action on unpaid assessments. This will give the Townes the option of paying the debt on behalf of the Townes owner and keeping the superior lien position for a minimal amount of money (\$106 per year currently). The motion carried unanimously.

The north side of the Community has significant weeds growing in the grass. Timberline is going to be doing a weed and feed application shortly. Darren will email the picture provided by Konrad to Timberline for review.

The Board is VERY pleased with Integrated Tree Care and the current No Trespassing sign is good as is. There being no further business the meeting was adjourned at 12:50 p.m.



Kathy Dolan
President



Darren H. Burns
Property Manager