

# The Townes at Kettle Creek Board of Directors Meeting Minutes July 1, 2014

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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 12:00 p.m. Present were:

Kathy Dolan	President
Arlene Chumley	Vice President / Treasurer
Konrad Kahle	Secretary
Renate Nelson	Homeowner
Audra Boileau	Homeowner
Jeff & Victoria Golden	Homeowners
Dan Chumley	Homeowner
Dan Menna	Homeowner
Darren Burns	Property Manager

**Open Forum:** There were no comments for the open forum. The hearing was moved to New Business.

**Previous Minutes:** The March meeting minutes were reviewed and unanimously approved on a motion from Arlene.

**Financial Report:** Darren presented the May financial reports. The Association is over budget, but primarily due to the bad debt written off on 10632 Leadville Creek. Two units are significantly in arrears. The first is in legal collections and the Association has been awarded a wage garnishment. The second is bank owned, so legal collections will be delayed unless the balance becomes more significant or legal counsel advises otherwise.

**Manager's Report:** Darren reported that work orders had been filed for all the walk through maintenance items. Three potential covenant issues were reviewed by the Board and determined not to be violations. Darren was asked to check on the condition of sod in front of 3078 and 3084 Ironton Creek court and have it replaced.

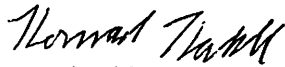
**Unfinished Business:** The new version of the Rules will be published as soon as Darren can put together a summary of the proposed changes. Then a cover letter will be sent to the Owners notifying them the proposed rules are on the website for review and comment for a 14 day period of time. The damaged window by Kathy's unit remains unrepaired. Darren was asked to follow up with the Owner and give him a firm deadline.

**New Business:** A hearing for 10803 Creede Creek was convened. Because Kathy was a witness, Darren presided over the hearing. 2 complaints were received on separate days that residents from the unit were violating Rule 34 in the Rules and Regulations and the posted Community signage by playing and skateboarding in the streets. Both Kathy and Dan Menna provided testimony as to the dates and validity of the violations. Audra and Jeff and Victoria were provided time to respond to the testimony and there was extended discussion by everyone present about safety concerns for all the residents in the Community.

Everyone present agreed that the violations had not occurred since notice of the problem had been received.

The hearing was adjourned. Konrad made a motion to put the initial fine (pursuant to the Covenant Enforcement Policy) in abeyance for a period of one year from May 29, 2014. If there are no further violations by residents or guests of 10803 Creede Creek during that period, the initial fine will be waived entirely. Should future violations of the rule occur during that time period, then future fines will be assessed in addition to the initial fine. The motion passed with Kathy abstaining.

There being no further business, the meeting was adjourned at 1:37 p.m. The next meeting will be held in early October to accommodate Konrad's travel schedule.



Konrad Kahle  
Secretary



Darren Burns  
Property Manager