

**The Townes at Kettle Creek
Board of Directors Meeting Minutes
March 24, 2014**

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
Darren Burns	Property Manager

Open Forum: There were no owners present for the open forum. The Owners of 10805 Tincup Creek were invited and confirmed they would attend but were not present.

Previous Minutes: The November Board and Annual minutes were reviewed and unanimously approved.

Financial Report: Darren presented the January and February financial reports. Unit 10632 Leadville Creek has been foreclosed up by the bank, so the Association can expect a super lien payment in addition to regular dues payments from now on. The Association was able to rent the unit through March 31st and collected approx. \$4600 towards the funds expended on the property. One other owner is in collections and the Association has an active wage garnishment that should have the past due balance paid off in 3 more months provided the owner remains employed.

Manager's Report: Darren presented two seal coat bids for the Community. The bid from APAC asphalt was cheaper by approx. \$1100 but did not have a warranty. The Board unanimously approved the APAC bid provided the contractor will extend a one year workmanship warranty. The work will be scheduled in May.

Unfinished Business: The Board members will review the recommendations made by the ad hoc Rules Committee and respond with their comments by no later than April 15th.

New Business: There is significant dog damage in front of 3084 Ironton. The sod will be replaced and the Owner will be assessed the cost. If there are any snow removal charges from 3-23-14, they will not be paid. A newsletter will be drafted to show the picture of a knife found in the Common Area that is believed to have been used to vandalize Common Area trees.

There being no further business, the meeting was adjourned at 12:40 p.m. The next meeting will be held June 23, 2014 at 12:00 p.m. at the offices of Z&R Property Management.



Konrad Kahle
Secretary



Darren Burns
Property Manager