

Kissing Camels Townhomes

HOA Board Meeting RECAP

Thank you so much to those of you who joined the April 2023 HOA Board Meeting. The following items were addressed during our HOA meeting:

- Larry Shughart, has resigned his position as Treasurer of the HOA board. The board extends a very huge **Thank You** for his numerous years of volunteer service. This community benefited from Larry providing the financial processing/reporting as a licensed Accountant. He has helped a lot of homeowners and oversaw the maintenance committee.
- Megan Baldock (F2) presented herself to the community and was voted onto the board to backfill a vacancy. If you want to run for the board, please submit your request in writing to kcthoaboard@gmail.com. There will be 3 board positions to vote on at the annual meeting.
- During a home inspection, it was noted that unit A5's West wall was unstable due to structural issues at the base of the wall. The HOA board secured a legal opinion from real-estate attorneys and the board was found to be responsible for replacing the outside portion of this wall and securing the base. This will be around a \$30,000 cost to the HOA, which will be paid from the operating budget.
- The HOA board utilizes Dropbox for its electronic records storage. The cost for this service is 18\$ per user per month. The renewal for this service has come due. The board voted to continue using the Dropbox service for the board members. All board members have access to the Dropbox, which have records dating back to 1994.
- The board voted to create a proposed Amendment for Common Area Use. This amendment would need to pass a 2/3 votes of the community and would
 - Outline how a homeowner can use/utilize common HOA areas.
 - Include current parking map for detached garages/carports.
 - Include the process for exchanging garages or selling the right to use.

Annual budget: \$289,100.00

March expenses: \$19,565.40

All financial details are posted to the KCT

April 2023

Townhome Community Board

Meet your new neighbor - D2 - Hi, I'm Kimberly "Kim" Wrasse (pronounced Rossi). I am so very excited to be a part of this wonderful community and looking forward to meeting everybody! I've lived in Colorado Springs a few times during my childhood and then all over the country – Honolulu, Palm Springs, Pasadena, Miami – before returning to the Springs in 1994. I have worked for the American Academy of Forensic Sciences for 25 years and serve as the Assistant Director. My mother, Margaret Maytag, will be joining me and my small Russell Terrier mix Ruby.

Welcome Kim! We are glad you have joined our Townhome community.

The HOA Insurance policy renewed with Insurance Center of America for the 2023/2024 year. Due to outstanding claims the annual policy amount will be around \$96,000. The wind-and-hail deductible was raised from 5% to 10% so it is very **important** that each homeowner ensure their individual HO6 insurance includes a minimum of \$50,000 in loss assessment. If you have a mortgage company, they may be reaching out to you for the renewed insurance policy documents. These will be placed on our HOA website as soon as they are available to the board.

Maintenance Updates

Bruce Weiner fixed a broken fence light for the G building.

Adrien Deberghes has applied filler to a few corbels in the community in a test to see if we can keep the birds from creating large holes and nesting. Adrien is also working on fixing parts of our HOA sprinkler system before we turn the sprinkler system on for the summer season.



Huge thanks to Bruce & Adrien!

Brightview applied weed killer which is pet and environmentally friendly.

Colorado Springs Utilities has notified the HOA that our community will (again) be under water restrictions.

- You may water up to three days a week (Sunday to Saturday). You choose the days.
- From May 1 to Oct. 15, water before 10 a.m. or after 6 p.m. to reduce evaporation.

Last year our HOA received a water warning as some of our homeowners were not abiding by this