

Townhome Community Board

HOA Board Meeting RECAP

Thank you so much for those of you who joined the April 2022 HOA Board Meeting. Our next meeting is on Wednesday, May 18th. The following items were addressed during our meeting:

- Thank you for your patience as we work through cleanup and fixes from the asphalt project. We have retained a portion of the payment to McDonald Paving for these items.
- Striping or painting the lines on the pavement will most likely be delayed until after the first sealant coat (in about 8 months), so we don't have to pay to paint twice in one year.
- ADA/Handicapped parking was discussed, and it was decided to maintain the same parking guidelines as the Kissing Camels community, which does not provide ADA parking in their visitor parking spaces.
- Electrical charging will not be allowed in the community garage or carports, as the HOA pays for the electrical usage in those buildings. A homeowner would need to accommodate their own electrical line for charging recreational or personal electrical vehicles.
- The HOA is forming a new committee to review and organize our townhome legal documents. Our documents are very old and outdated / often showing conflicting information. If you would like to join this committee, please let a board member know.
- Vendor costs have increased (landscaping, gutter cleaning...). The board decided to hold off any future projects until the budget can be reviewed.

March Expenses:

Bank & Admin Fees	\$ 424.71
Maintenance	\$ 3,584.11
Travelers Insurance:	\$ 3,630.18
Reserves & Deferred maint	\$ 1,417.00
KCPOA & Legal Fee:	\$ 2,625.75
Utilities & Trash:	\$ 2,509.31
=====Total:	\$14,191.06
=====Net Profit:	\$ 5,413.73

All financial details are posted to the KCT Website

<http://www.kctownhomes.net/documents.html>

The HOA has obtained 2022/2023 Property and Liability Insurance through ICA Insurance. Our new agent is Samantha Strecker - 719-528-5400 ext 102 samantha@icainsurance.com

Everyone is encouraged to contact their own insurance agent and make sure your HO6 policy covers

- Loss Assessment of at least 25K (50K is usually the max and recommended)
- Water backup and Water Seepage coverage
- Enough coverage to insurance any updates or additions you may have added to your home

Insurance for townhome communities are beginning to require fire prevention measures like:

- Annual cleaning of wood fireplaces and ensuring these fireplaces have spark arrestors
- Annual cleaning of dryer vents
- No gas grills on decks or within 10 feet of a structure
- No charcoal grills allowed

The **Fire Department** will discuss Fire Mitigation and Evacuation procedures in our area. This meeting is scheduled for May 3rd from 6:00 – 9:00 PM at Murray Hall, located at the Colorado Springs Masonic Center; 1150 Panorama Drive.

The Security Guard Gate would like to remind everyone to review and update their guest list (GateAccess.net) to ensure only authorized guests are listed. Please note the area behind King Soopers will be replacing the current fencing to match all other chain link fencing around the perimeter.

Community Updates

Welcome to our new neighbor in C5 – Mark Flesia!

B4 also recently sold. A sewer line issue was discovered during the inspection process and needs to be fixed by the HOA.

G1 was approved to add a gutter to the back awning. The back fence of the G building will be replaced by the maintenance committee along with the broken electrical line for the light post.

Drywall on the A building has deteriorated and is in the process of being replaced.

A huge thank-you to everyone in the community for a successful special assessment and pavement project! It's nice to see what we can accomplish when we work together.