

# Kissing Camels Townhomes

August 2023

## HOA Board Meeting RECAP

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

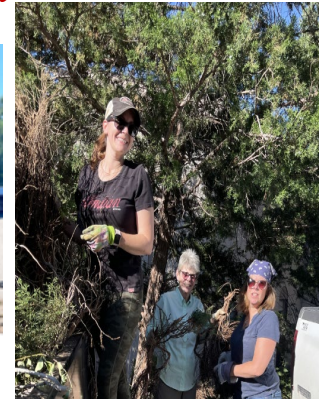
- K3 sustained extensive damage due to internal flooding. A claim was initiated with the HOA insurance company and the HOA will be responsible for a portion of the damage.
- The board approved updates to the Policies and Procedures for the HOA. This includes mandated updates by Colorado law for the collection policy and two new administrative fees for specific services.
- A Paint Special Assessment will be necessary for the re-painting project and is planned to be discussed at the 2024 annual meeting. The community will need to decide if the decorative corbels will be repaired and replaced (\$\$\$) OR removed completely.
- A bid for the building soffit fixes was discussed and it was decided the cost/fix will be included in the 2024 paint project.
- Unit E4 is pending sale and unit C7 is up for sale, but may encounter issues due to a garage modification. An amendment to the HOA declarations is being considered for garage assignment modifications. The HOA attorney will be in attendance for the Sept. meeting to discuss this topic.
- The board approved HOA funds to be utilized to move forward with our attorney to recover HOA receipts and documents currently in possession of the HOA former treasurer. Scott Froehlich is a CPA with an active CO license in good standing. He has volunteered to manage the HOA accounting since May 2023.

Annual budget: \$294,500  
June expenses: \$25,874.34  
July expenses: \$26,261.81

All financial details are posted to the KCT Website

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

## Townhome Community Board



*Thank you to*

everyone who helped remove the Juniper bushes. This initiative was suggested for fire prevention. The volunteers also did some much-needed trimming and landscaping cleanup (four truck loads!). *We Love our Volunteers! Thanks Bruce, Matt & Adrien (Maint Committee) for leading this effort!*

!!!Please ensure you **do not** flush wipes down the townhome sewer system. The D building had a blockage where the plumber removed multiple wipes.

The board is looking for additional volunteers for these committees:

Community Task Force (help with admin tasks)  
Social Committee & F5/F6 Committee

### Maintenance Updates

The A5 Infrastructure project needed a minor adjustment. A part of the old deck was rebuilt and will be sealed as it is no longer suitable for use.

Tall Timbers will begin work on fall tree trimming. One tree behind the D building is dead and scheduled to be removed.

A memorial bench has been approved to be installed at the owner's expense.