

Townhome Community Board

HOA Board Meeting RECAP

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

- David Faron stated his desire to join the HOA Board. It was questioned as to if an HOA board members votes per the Unit owned or if the board member votes per position held. The board will research this before taking a vote to add an additional board member.
- A motion was made to not allow the charging of golf carts or block heaters within the detached garage units. It was decided to gather additional information, including the option for a homeowner to obtain an insurance rider for these items.
- After a discussion with the HOA legal council the board is now required to accommodate requests from homeowners with a disability to provide a reserved parking spot within the common parking areas. The board is creating an application process and designing signage. The cost of creating and maintaining a reserved parking space will be billed back to the homeowner.
- Lori Faron (secretary) reviewed a continued request to scan the paper financial receipts into the HOA electronic records. This mandate was clarified by our HOA legal counsel that maintaining the receipts on our HOA records is a requirement if our HOA would be audited. The only way to view the financial receipts currently is to make an appointment with the HOA treasurer. The board treasurer (Larry Shughart) said the legal council was incorrect and he alone decides how the financial receipts are managed for our HOA. At this time the treasurer will not be allowing receipts to be added to the HOA records management system.

Annual budget: \$289,100.00
Jan expenses: \$19,062.71

All financial details are posted to the KCT Website

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

Brightview will check for snow levels throughout the community before clearing driveways and sidewalks. Snow levels may vary throughout the community which may cause some areas to be cleared while others are not.

Unit G4 had a new lease approved.

The board is gathering information for F5/F6 and will be planning times in March for the community to tour this unit and express any questions or concerns for the upcoming vote to sell the unit

Our HOA Insurance Policy will renew in April with ICA Insurance Centers. The agent assigned to our policy has been changed to Cheryl Renteria – 719-528-5400 extension 101. The policy renewal will require a 20% deposit, which is \$18,000.

Maintenance Updates

A5 (Matt Long) received bids and engineering drawings to replace the wall of windows with a matching back wall to the other A building units. The window seals were not maintained over the years and the base of the window wall obtained water damage. Matt is putting his request in writing and the board will work on clarifying to ensure the board's responsibility is clear, legal and abides with our HOA bylaws.

Bids are being reviewed for the 5200 water main valve repair, which is an estimated cost of \$12,000.

Gutter leaks have been reported by homeowners and are scheduled to be fixed. Please continue to report any gutter issues to the HOA.

The HOA board did a community walkthrough to check water spigots, as the water bill continues to run a bit higher than normal. The board did discover a few spigot leaks and notified the homeowners.

The board is asking for patience with maintenance requests as we work through a few of these high-dollar maintenance items that need our immediate attention.