

HOA Board Meeting RECAP

Thank you` to those of you who joined theFebruary 2024 HOA Board Meeting. We had excellent attendance. The next meeting is scheduled for **WEDNESDAY March 20th (no rooms were available on a Thursday in March)** The following items were addressed during our HOA meeting:

- The board is pleased to announce that the vote to transition from a pre-CCIOA board to a full CCIOA board passed **unanimously** with 26 homeowner votes! This marks a significant step forward for our community. The board is working on filling out CCIOA forms for this transition and getting our current bylaws and declarations CCIOA compliant. Our current CCRs have not been updated since the late 1980's.
- Details regarding the paint and wood replacement project were presented, including estimates and potential funding through a special assessment. We're optimistic that the sale of F5/F6 units will cover the costs of this summer's improvement projects. The board is working on a homeowner vote to sell unit F5/F6.
- The board has collectively decided to switch our legal representation from Orton to Altitude Law. This will be a cost savings to the community. Our new legal representative is Mr. David Firmin.
- Specifics on the new Colorado Law for homeowner payment plans was discussed. The HOA Collection Policy has been updated to conform to Colorado Laws regarding payment plans. Homeowners are eligible to request a payment plan of up to 18 months, with the amount determined by the homeowner, but this option can only be utilized once. Upon entering foreclosure, a payment plan may be negotiated by the foreclosure officer with the same arrangements as outlined above.

Annual budget: \$294,500.00
 Jan expenses \$18,825.23

All financial details are posted to the KCT Website
<http://www.kctownhomes.net/documents.html>

Townhome Community Board

Unit E3 is sale pending with a close date at the end of March.

A trial date has been set for the pending litigation against the Association by a homeowner. A four day jury trial is scheduled for October 28th - November 1st. No trial on Tuesday October 29th.



The main KCPOA has requested homeowners are diligent in picking up after their dogs.

It's tax time! Our board treasurer & licensed CPA are working on completing the Association's annual tax return. The board would like to remind everyone that monthly assessments are due on the 1st of each month. The association allows for a 10-day grace period for payments to be received. Thanks for your attention to helping the board run efficiently & effectively.

Maintenance Updates

Gutter Cleaning is scheduled for March 12th, weather permitting. Please ensure all breakables are removed from outside areas and furniture is covered to prevent damage.

A new door is being installed by unit E4 in the detached garage area. The homeowner is picking up the cost of the door & installation. The maintenance committee will be painting the door.

The back water spigot in building C was leaking and has been repaired and relocated between unit C5/C6. This spigot is available for all C building homeowners to use.

K1/K2 has been approved to replace the paving stones in the front of their condominiums. This will be at their own cost.