

## HOA BOARD MEETING RECAP

The April Board meeting was cancelled due to public safety. Here's a glance at what the HOA worked on for the month of March:

- The HOA tax return was completed (cost of \$400)
- The Workmen's Comp Insurance policy with Pinnacle was renewed (cost of \$348 annually)
- Our HOA insurance policy with Farmers Ins. auto-renewed (cost of \$47K annually), but we continue to research competitive bids.
- Spring clean-up is in progress with Brightview and gutters are being scheduled for cleaning - some additional downspouts were replaced. The soffit work and heat tape work are being postponed due to the stay-at-home order. Brightview has committed to fixing the damaged pole lamp as soon as weather permits.
- The lift station was repaired after Olson plumbing removed a rag that had been flushed into the system.
- Verified that Buildings A, B, and C have recessed fire hydrant connections. They are located in the ground by the main sprinkler lines.
- Approval for tree removal in front of unit J-1.
- US Glass needs to wait for consistent warmer weather to finish the window repairs needed in conjunction with the hail damage claim.
- The main entrance light continues to have issues. Valley Electric has been contacted to put in a more permanent fix.
- Several hours were put in (thanks Shughart's!) for the closing of Units A-9 and B-4.
- Testing on the sprinkler system has started, and we'll get the sprinklers turned on closer to Mother's Day.

### March Expenses:

Bank & Admin Fees	\$164.73
Snow/Gen Maint/Gutter Repair	\$9,057.95
Farmers Insurance:	\$3,089.00
Reserves:	\$924.09
Deferred Maint:	\$250.00
KCPOA & Legal Fee:	\$2,038.77
Utilities & Trash:	\$1,919.44
=====Total:	<b>\$17,443.98</b>
=====Net Income:	<b>\$2,421.06</b>

\*March financials are posted to the HOA website  
<http://www.kctownhomes.net/>

## Community Information

Governor Polis extended the [stay in place order through April 26th](#). That means we need to continue social distancing, wearing masks to shop, and finding ways to keep ourselves and everyone entertained at home!

Here are some tips from Kaiser Permanente:

- [Improve your mood with exercise](#)
- [Practice self-care with the help of apps and activities](#)
- [Talk to loved ones about how you're feeling](#)

The **BEARS** are awake and active around the Kissing Camels neighborhoods. By the way, bears do not understand the rules about social distancing, and they are coming out of hibernation. Please be [bear aware](#) and keep your home, family, and neighbors safe!

**DOGS:** KCPOA allows owners to walk their pets off leash if the owner voice-controls the pet. However, even in the best of circumstances, well-trained dogs will run up to other dogs to greet them, which forces the owners to wrangle both dogs back under control. This causes a threat to dog owners because it breaches the six-foot social distancing protocol. As a precaution, we suggest that dog owners carry a leash, just in case they need to use it to keep their dogs away from other dogs. For yours and your pet's safety, please do not walk pets on the golf course.

### TOWNHOME COMMUNITY UPGRADES

*Lightbulbs were replaced and some of the pot-holes were filled in. After the stay-at-home order lifts, we plan to work on the steps, fence & gate behind the G building. Landscaping work will also start up, as soon as it is deemed safe for the workers.*

### Meet the New Neighbor:

LeAnn Slama recently purchased unit B4 (Welcome!!). Originally from Minnesota, she moved to Colorado 18 months ago. LeAnn is the Chief of Staff for District 11 school system. She enjoys interior design, traveling & hiking.