

## HOA BOARD MEETING RECAP

Thank you so much for those of you who joined the February HOA Board Meeting. Here were the highlights from our agenda

- Justin Burns from Farmers Insurance joined us to discuss our Master HOA policy in preparation for policy renewal due in April. If you have any additional questions for Justin, you can reach him at (719) 785-7000.
- The master HOA policy changed from a 2% deductible to a 5% deductible - Please review your HO6 personal townhome insurance to make sure it includes at least \$12,000 in Loss assessment.
- Be sure your personal HO6 townhome insurance includes enough replacement value to include any upgrades you have made to your unit. The master HOA policy only includes a rebuild of the original structure.
- All Year Gutters have begun installing the detached garage building gutters and downspouts. Please let us know if there are ANY leaking gutters - we want to get these fixed for you as soon as possible.
- The HOA is requesting a bid to upgrade the pole lights in the G building (currently running off an exposed extension cord).
- The ACH automatic payment system is now set up to begin withdrawal of the HOA payments beginning in March. It was decided that the board would set the payment date for the 10<sup>th</sup> of each month to pull the payments from accounts. Thanks to everyone who is participating in the ACH payment system (about 50% of us!)

*The next HOA Board meeting will be  
Tuesday March 10<sup>th</sup> at 5:00 PM*

### January Expenses:

Bank & Admin Fees	\$113.63
Snow/Lift Station/Fence & Tree	\$6,127.67
Farmers Insurance:	\$3,089.00
Reserves:	\$924.09
Deferred Maint:	\$250.00
KCPOA & Legal Fee:	\$2,176.27
Utilities & Trash:	\$1,804.51
=====Total:	<b>\$14,485.17</b>
=====Net Income:	<b>\$5,133.40</b>

## Community Information

The MESA road improvement project continues to make progress. The City Planning Department sent us the following information:

1. *No contractors are expecting to work on Sundays.*
2. *Contractors do expect to work on Saturday, and on weekends going forward through February.*
3. *When contractors realized they were disturbing neighbors, they took some voluntary steps to use less loud "beeping" equipment and/or perform less noisy tasks early in the day.*

*I know that this project has been a big presence in the neighborhood, and we really appreciate your support and patience. Going into spring, we expect to "weather in" the new plant, and most of the activity will occur inside. Then going into summer and fall, you should see activities begin to taper off as we complete the work.*

*As you know, we need to update this historic plant so that we can process raw water from diverse sources for our community to drink. The work we are doing today, with your support, will last our community for 50-100 more years.*

### TOWNHOME COMMUNITY UPGRADES

- *The light on our main street sign had gone out. The Board has put in a temporary fixture fix, but the electrician is recommending a new LED fixture (about \$500). The board will monitor how the temporary fix is holding up and evaluate a more permanent fix if deemed necessary.*
- *The pavement grade between the C building and the E building was preventing water drainage. A large pool of standing water was accumulating. The pavement was shaved-down to fix the drainage issue.*
- *Poles were installed to create a driving barrier on the access road behind the G building. This will prevent large trucks from driving on our roads to reach other Kissing Camels Communities and force them utilize the access roads they are approved to use.*