

HOA BOARD MEETING RECAP

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

- Rental restrictions from lenders have changed from 20% to 65%. Our community must comply with the new guidelines.
- The bid for installing gutters on all car ports and garages was approved by the HOA and will begin this spring.
- The maintenance committee is going to work on spiffing up our outdoor light posts and researching options to fix the mailboxes that were damaged in the hail storm.
- The new ACH payment form will be available at the end of January. Until then, continue to mail your HOA dues to:
*Condominium Homeowners Association of Kissing Camels Townhomes
P.O. Box 173704 Denver, CO 80217-3704*

*The next HOA Board meeting will be
Tuesday February 4th at 5:00 PM*

Can't attend in person?

join virtually at:

<https://pgi.globalmeet.com/LoriFaron>

Dial in: 1-646-307-1479

passcode 855516#

December Expenses:

The following expenses were paid in November:

K2 Kritter Solutions	\$99.00
Legal Fee's	\$1,753.09
Skip Pixley Plumbing issue	\$300.00
Brightview snow removal	\$3,565.86
Farmers Insurance:	\$3,223.49
Trash Removal:	\$415.50
KCPOA:	\$2,038.77
Utilities:	\$1,578.04
=====Total:	\$12,973.75

Community Information

Happy New Year!!

The road work on Mesa continues. Thank you for your patience, as this project will not complete until February.

New HOMES! (by the east gate)

In October, locally based real estate investors-developers purchased five parcels of land located within Kissing Camels Estates from the prior owner, Sunrise Development. The new owners, KC5 LLC, are jointly led by Peter Martz, who currently resides in Kissing Camels, and Paul Howard, who grew up in Kissing Camels. The two largest parcels, named Red Rocks Point 1 (RRP1) and Red Rocks Point 4 (RRP4), had been previously approved for Sunrise to develop 79 and 60 new homes, respectfully.

A Town Hall meeting will be called once the Infrastructure Committee has held sufficient discussions with KC5, LLC and prior to its recommendations to the Board. Based upon the pace of KC5, LLC's proposals and the City Planning Commission calendar, it is probable we will have separate Town Hall meetings for RRP1 and RRP4. It is possible that a Town Hall meeting on RRP1 could occur by February.

REMEMBER: if you are having work done in or around your home and feel that a portion of the work would be the fiscal responsibility of the HOA - BE SURE you contact a board member before the work is complete. Getting billed after the fact (surprise!) is no fun for anyone.

David Gomez, from Brightview, notified the HOA that Winter cleanup (pine needles) will take place the week of January 13th. He will also be on-site during the next snow storm to assist in resolving our snow removal issues. SNOW STICKS will also be placed throughout the community.