

HOA Board Meeting RECAP

Thank you so much for those of you who joined the January 2022 HOA Board Meeting. Our next Meeting is on Wednesday, February 16th. The following items were addressed during our meeting:

- Wind & Tree Damage: While the maintenance committee did a TON of cleanup work, the remaining tree, stump, and debris removal will be around \$7,000. Our insurance mandates some larger maintenance projects be completed by licensed professionals.
- Chimney repairs. The windstorm also damaged some residents' chimneys. The board had the chimneys inspected and found other repairs needed. Affected homeowners have been notified.
- The fee the HOA charges when a property sells was discussed. Lori volunteered to do a comparative study and report back. Unit C3 is now listed for sale. It can be a lot of work for the board when a sale occurs as we coordinate documents and information with the real-estate company, the title company, and the mortgage companies.
- Leasing Permits were discussed. The 2nd Amendment to the declarations (from 2013) was added to the website (under Documents tab). The board will continue to work on clarifying the rules & regulations surrounding the leased units, as the HOA has a lot of different documents that state different leasing parameters.
(Currently the HOA has 9 units with leasing permits: A1-B1-B5-D2-E2-G4-K4-H2-H4)

December Expenses:

Bank & Admin Fees	\$ 791.01
Maintenance	\$ 5,153.22
Travelers Insurance:	\$ 3052,18
Reserves & Deferred maint	\$ 1,417.00
KCPOA & Legal Fee:	\$ 2,385.75
Utilities & Trash:	\$ 2,639.93
=====Total:	\$15,439.09
=====Net Profit:	\$ 4,165.69

All financial details are posted to the KCT Website

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

Water Safety

Tara & Kevin from the Co Springs Utilities Backflow Inspection Program joined the board meeting to explain what this program is and how our Townhome community is affected. The program began in 2015 by the Public Health Department. Because we utilize two community water meters and the water bill is paid for by the HOA, our water system is classified as Commercial Water.

There are about 14K Commercial Water customers in Colorado Springs and each customer is subject to an annual water system inspection. Our community inspection found the following:

- 4 backflows failed inspection and were repaired.
- 5 new backflows were installed at H-3, G Building, F-4, E-3, and D-4.
- Drip system removed at C-6
- Total of 12 inspections were performed at C-1, D-1, D-4, E-3, F-1, F-4, K-1, K-2, H-2, H-3, G Building, J-2
- 5 Berry Hydrants were removed and capped.
- By July 1, 2022, 14 backflow inspections will be required.

Thanks to everyone for helping our HOA remain in compliance and keeping our drinking water safe!!

Special Assessment for the Asphalt / Paving

The Board approved a special assessment for the repaving of the roads (with curbs, drainage, and cement pads for the large trucks around the waste disposal areas). Notices were sent to homeowners with the amount of the assessment and the due date/address for payment. The payment address is different from our regular monthly HOA dues address, as the board has set up a separate bank account just for this assessment. Our February 16th HOA board meeting will have time set aside for any community questions or concerns on this large project. The roads will be paved this early spring and the board will keep everyone informed on the schedule.

Community Updates

The recent windstorm damage has been keeping the maintenance committee busy. A large section of the fencing around the pump station had to be replaced (Thanks Larry & Adrien!!).

Matt & Emily worked hard to remove a lot of the debris around the community.

Plumbing work was completed around the B building to fix a water leak.

Unit B3 sold and we should be seeing the new owners move in soon.



