

HOA BOARD MEETING RECAP

A big thank-you to all who turned out for the Annual Meeting held July 11th. 62% of the owners were represented at the meeting (wow!)

Welcome New HOA board members Marsha Reese and Amy Carr. The current board is looking into the possibility of adding 2 additional board members, from 5 to 7 members.

Here's a glance at what the HOA worked on for the month of June:

- Phase 1 of the F5/F6 building initiative has been completed. The building now has a title and a scheduled tax id number.
- The HOA received additional insurance funds to fix some window sashes, which were part of the hailstorm claim. All the work for the hailstorm claim (except these window sashes) has been completed.
- Timberline Tree's will be out in the area on Tuesday July 14th to begin the process of spraying for pine beetles and trimming up our tree's.
- HOT TUB OWNERS - our Farmers Insurance agent informed us that all hot tubs on the property need to be locked when not in use.
- The HOA has scheduled an inspection of the sprinkler backflows, as we are required by law to complete.



I KNOW IT'S UNBELEIVABLE - but thanks to Bruce Weiner and Summer Williams - ALL OUR STREET LIGHTS ARE WORKING!! Thank you - Thank you - Thank you.

June Expenses:

Bank & Admin Fees	\$273.32
Snow/Gen Maint/Gutter Repair	\$3,437.85
Farmers Insurance:	\$3,868.50
Reserves & Deferred Maint:	\$2,749.16
KCPOA & Legal Fee:	\$4,537.77
Utilities & Trash:	\$7,433.65
===== Total:	\$22,300.25
===== Net Income:	(-\$2,694.27)

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

Community Information

More & More bear sightings are being reported. If you do see a bear in the community, please be advised of the potential danger and continue to report any bear sighting locations to Security so they can put signage out and send alerts to residents. Thank you!

The weather held out, and our community was able to enjoy the Garden of the Gods Club fireworks display – yeah 😊



BE SURE YOU BREAK DOWN YOUR BOXES AND DON'T OVERSTACK OUR TRASH BINS. The HOA was billed for an “extra” trash pickup fee this last month, as trash and boxes were stacked next to (not in) the trash bins. Let's be mindful of our HOA budget and only put waste inside the bins. Thanks!!

Clarification on duration of Directors: There was concerned raised that 2 of our outgoing HOA directors had their term of service expire on June 30th, 2020. Please note that our bylaws in section 4-6 are clear that “each person so elected shall be a Director until a successor is elected and qualified in the next annual meeting.” I know our annual meeting was delayed due to health and safety concerns - but rest assured – the HOA operated with a full board of qualified individuals until the annual meeting.

TOWNHOME COMMUNITY UPGRADES

Gutter cleaning is complete & we added a few repairs to our maintenance list due to some recent heavy rainstorms.

Work is being done on replacing and repairing some roof soffits. The soffit is basically, any finishing material, such as wood or fiber cement, that is installed to cover the underside of your roof overhang

Brightview (our landscaping contractor) backed into a light post – they have fixed that damage.

An EXTRA reminder to only water 3 days a week, before 10:00 AM or after 6:00 AM. Our Utility bills have seen an increase and we all need to do our due diligence to keep this cost down.