

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

Thank you so much for those of you who joined the Annual HOA Board Meeting. The board has scheduled 6 Meeting dates for this fiscal year. They will be held from 5:00 PM - 7:00 PM on September 15th / November 17th / January 19th / March 16th / May 18th and our July Annual Meeting.

- Meet your new 2021/22 HOA Board!!
 - Marsha Reese, President
 - Adrien Deberghes, Vice President
 - Larry Shughart, Treasurer
 - Lori Faron, Secretary
 - Matt Long, Member at Large
- On months that the HOA board does not meet in person, we are scheduling a conference call meeting to address only incoming member requests. Watch your email for conference call information and agenda.
- Our monthly assessment remains the same at \$400 per month. The last increase on our dues was in 2017.
- A motion was carried out to move \$5,000 budgeted for a certified financial audit to the reserve account. Our HOA is not legally obligated to perform a certified annual audit. During discussion with the homeowners, an Audit Committee was formed that will perform routine financial reviews.
- The next major project for the community will be to replace/repair the asphalt for the roads. The amount has not been determined but 3 contractors are being evaluated. We are attempting to locate the pipes under the pavement. If anyone would like to submit comments concerning the paving or even serve on the committee, you are more than welcome. New paving will improve the image of Kissing Camels Townhomes and increase the values of our property.

June Expenses:

Bank & Admin Fees	\$ 426.34
Maintenance	\$24,714.73
Travelers Insurance:	\$5,486.18
Reserves & Deferred maint.	\$1,020.00
KCPOA & Legal Fee:	\$2,511.00
Utilities & Trash:	\$3,826.07
=====Total:	\$37,984.32
=====Net Loss:	\$-18,379.58

All financial details are posted to the KCT Website (including fiscal year end 2020/21)

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

Community Information

Building A structural upgrade project has started back up. Framing and Cement work is progressing.

Need to email a board member? New email addresses have been created to provide an easy way for you to contact board members. The new email addresses are:

firstname.KCTHOA@gmail.com

Example (Marsha.Kcthoa@gmail.com)

TOWNHOME COMMUNITY UPGRADES

Help out your Community!!

The HOA board is forming committees. Please let a board member know if you are interested in helping. (*We need you!!*)

- Maintenance Committee** - Adrien Deberghes
 - * assist with small projects around the community
- Landscaping Committee** - Lori Faron
 - * annual upgrades to our commons areas
- Paving Committee** - Larry Shughart
 - * upgrade to the roads
- Architectural Committee** - Lori Faron
 - * incoming requests from homeowners on property upgrades
- Rules Committee** - Marsha Reese
 - * review current by-laws and create updates
- Audit Committee** - Larry Shughart
 - * review of the financial books
- Membership Committee** - Matt Long
 - * be the contact for new residents, plan events for the community

Drainage around the D and J buildings are being worked on.

Brightview is spraying for weeds and we are on the schedule for aerating.

Fall gutter cleaning has been scheduled for the end of July.

Welcome to the Townhomes

H4 has been leased out to Alexandra Neiheiser and Amit Ayer. Please welcome these new residents to our community.