

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

Thank you so much for those of you who joined the June HOA Board Meeting. Our next meeting will be the Annual Meeting on Saturday July 17th at 10:00 AM in the 3 Graces Room at the GOG club. Here were the highlights from our June agenda

- An issue with residents continuing to utilize charcoal grills was raised. The HOA is addressing this with specific homeowners.
- Questions on exactly what structural building issues are the responsibility of the homeowner versus the HOA. An action item was taken by the HOA board to do additional research on this item.
- A question was raised on the firewalls constructed between units. Members were assured that all building codes were met at the time of construction.
- The City Inspection of our sprinkler backflow system was completed. A few upgrades are needed to ensure the safety of our shared water supply.
- A Fire Mitigation evaluation of our community was completed and only a few areas of concern were raised (wood piles/vegetation trimming...) The HOA has addressed all issues raised by the inspector.
- 13 of our general area pine trees have contracted a fungus and are being treated. A few of the trees in limited commons areas were damaged by winter kill and are being removed at homeowners expense.
- Marsha has put together packets from the Fire Mitigation guest speaker at the May HOA meetings. If you would like one of these packets, please let a board member know.

May Expenses:

Bank & Admin Fees	\$191.38
Maintenance	\$2961.22
Travelers Insurance:	\$2,948.75
Reserves & Deferred maint.	\$1,020.00
KCPOA & Legal Fee:	\$2,261.00
Utilities & Trash:	\$2,628.49
===== Total:	\$12,010.84
===== Net Income:	\$7,593.15

Community Information

Building A structural upgrade project is currently paused while building permits and inspections are completed. Construction should resume soon.

K1/K2 owner will be fixing their sprinkler system and removing a tree in their limited commons area, at the expense of the owner.

Each unit that has chosen to install a sprinkler system in the front or rear of their home using tap water will be required to install a backflow device and have an annual inspection by July 1 of each year. The HOA will schedule the inspection. The homeowner will be responsible for this charge -> which equates to @ 100\$ per homeowner.

Unit K4 is installing bushes & some fire-resistant plants in their limited commons area, at homeowners expense.

The HOA will be forming a new financial audit committee to meet quarterly and produce a board-independent report on the financials. Diana Prime & David Brackett have volunteered. If you would like to volunteer for this committee, please let a board member know.

TOWNHOME COMMUNITY UPGRADES

A small section of fencing behind the G building was approved to be replaced by the maintenance committee.

Unused water spigots are being capped off to protect our HOA shared drinking water from pesticides and fertilizer.

The HOA sprinkler system has been getting a lot of attention (Thanks Adrian & Larry!!) So far this year 7 sprinkler system leaks, 2 new sprinkler heads were fixed, and a drip system was installed.

Gutter repair and replacements were done on the A & B building

Roof and Gutters are being examined for re-design for the J & H buildings after a resident fall in unit H3. We need to wait to execute any changes until the medical claim for H3 is 100% resolved.