

## HOA BOARD MEETING RECAP

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

- Approval was given to fill some recent severe pot holes.
- The board will remind vendors to not dispose of cigarette butts, which have been building up around the lamp posts.
- The board is going to get a quote for gutter covers/helmets, which we would hope help diminish the ice blocks.
- Larger gutter downspouts are approved and being installed on various buildings throughout the community.
- Stairs are being installed behind the G building, along with a safety railing.
- McMillion Co has reported the HOA tax return will be completed by April 15<sup>th</sup>.
- The board continues to shop around for Insurance pricing bids. Our main HOA policy renews April 20<sup>th</sup>.
- The main KCPOA website still references Warren Management (which needs updated) - and the board is requesting from them an additional dog waste station on Kissing Camels Drive.
- The Leasing Permit Application will be modified to include specific wording excluding the HOA from any liability for damage/insurance claims instigated by a renter. We are creating a 1-page Renter Rules & Regulations flyer that covers the main violations for our HOA.

### February Expenses:

Bank & Admin Fees	\$62.64
Snow/Lift Station/Fence & Tree	\$7,833.77
Farmers Insurance:	\$3,089.00
Reserves:	\$924.09
Deferred Maint:	\$250.00
KCPOA & Legal Fee:	\$2,038.77
Utilities & Trash:	\$1,346.87
=====Total:	<b>\$15,545.14</b>
=====Net Income:	<b>\$4,086.62</b>

## Community Information

The Red Rocks Point project is progressing with 69 new homes being built by the East Gate entrance (by King Soopers). You can view the development information at: <http://kcestatespoa.com/development.php>

It is anticipated that there will be two phases of development. Phase 1 will be developing 34 lots on the western edge. Construction is anticipated to begin early Summer 2020.

A new construction entrance will be created from Filmore Street. All workers will be required to exit the community by 6:00 PM. Construction is allowed Mon-Sat 7:00 AM – 6:00 PM. It is not allowed on Sundays.



*The next HOA Board meeting will be Tuesday April 14<sup>th</sup> at 5:00 PM*

### TOWNHOME COMMUNITY UPGRADES

- Please let the board know if you have a dryer vent that is not vented to the outdoors (example, the vent terminates in an attic).
- As the weather turns into Spring, we will be turning on the community sprinkler system. The City Council has enacted new watering rules:
  1. Run Sprinklers no more than three days per week.
  2. May 1 to October 15 run sprinklers before 10 a.m. and after 6 p.m.
  3. Do not let water pool or flow across the ground.