

## 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

- Kristyn Cline from Farmers Insurance joined us to discuss our Master HOA policy in preparation for policy renewal due in April. If you have any additional questions, you can reach her at (719) 548-8177
- The master HOA policy recommendation is to take our policy from a \$5000 deductible for Peril (fire, vandalism..) to a \$25,000 deductible. Our community has never had a Peril claim and a \$5,000 deductible is not the normal in the industry. Before making this change, the HOA is receiving competitive bids. If we do not make the change, our annual premium will increase from \$49,000 to \$56,000
- Our insurance agent gave us a strict reminder that our townhome needs to ensure we are not negligent in maintaining our community, so our claims will be paid. This includes locking hot-tubs, keeping our common areas clear and free of debris/snow and not using charcoal grills or open flame firepits.
- Our Tax Return is being scheduled to be completed at a cost of \$415.00
- The J & H buildings have gutters running alongside their stairwells. With heavy snow, this is causing ice jams that cover the stairs with ice. A homeowner is asking to reconfigure the gutters at their own cost and has submitted a formal request.



- Several complaints have come in regarding the speed of vehicles throughout the community. Please use caution and keep to a minimal speed to prevent any potential accidents. Thank you.

## February Expenses:

Bank & Admin Fees	\$181.27
Maintenance	\$4,566.30
Farmers Insurance:	\$3,927.50
Reserves & Deferred maint.	\$1,020.00
KCPOA & Legal Fee:	\$2,261.00
Utilities & Trash:	\$2,576.76
===== <b>Total:</b>	<b>\$14,532.83</b>
===== <b>Net Income:</b>	<b>\$5,071.15</b>

## Community Information

Snow removal has been completed 3 times this season. With the new snow height guidelines in our 2020/21 contract (4 inches on sidewalks 3 inches on the roads), we have saved around 6000\$ this snow season.

Due to a lack of sufficient insulation in the F5/F6 building, a water pipe broke and leaked onto the carports. This was the reason for a higher-than-normal water bill in January (about \$300.00)

New 2021 Directories are now available and will be mailed out to those of you who we could not contact directly. If you would like to be added to the directory, please contact a board member for the Contact Request Form.

"Outlook Centennial," a 300+-unit complex and is planning to have occupancy early next year (2022). This will be the first phase of the multi-year development that will occupy the 50+-acre site at the NE corner of Centennial and Fillmore. Please anticipate the inevitable disruption of our normal traffic habits.

## TOWNHOME COMMUNITY UPGRADES

*Tree trimming is completed. The Russian Olive trees behind the J and H buildings were trimmed to prevent any new growth and to prohibit regeneration, as these trees consume a lot of ground water.*

*K2 has board approval to rework the front roofline to remove the cut-out. This will be at owners' expense and align the roof to be of a more consistent design to the community.*

*The lift/pump station had some maintenance work and is verified to be functioning properly.*

*More snow sticks were installed to help protect our landscaping and sidewalks. Additional solar streetlights were installed in front of the D building. Thanks Adrien Deberghes, Larry Shughart & Bruce Weiner!!*

*The Townhome Website password is changing on April 1<sup>st</sup>, 2021 - please look for an email alerting you to the new password.*