

## HOA BOARD MEETING RECAP

The May Board meeting is being cancelled due to public safety. The board is hoping we can have a face-to-face executive session in June with the annual meeting being pushed into July. The board doesn't have consensus on performing on-line board meetings.

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

- Pot holes and some basic street repair is in progress.
- Approval for steps / gates and brick work to begin around the community.
- An audit of the sprinkler system is in progress - to make sure we are getting the optimum usage from each sprinkler head.
- The Sprinkler system will be up and running THIS WEEK !!
- Berwick electric gave us a bid of 10,000 - 11,000\$ to install the heat tape along the buildings having issues with ice blocks in the winter.
- Jason Werner is getting the board a quote to fix the soffit in the A building.
- We are getting quotes to remove the trees between C1/C2, as they are not healthy.
- US Glass has been repairing the window hail damage - and Farmers insurance is working with us on additional window damage that was just reported to the board.
- All Year Gutters put a diverter on K-3 and inspected the K, J, H and G Buildings.
- Some landscaping plants will begin to be installed!! Yeah 😊

### April Expenses:

Bank & Admin Fees	\$175.61
Snow/Gen Maint/Gutter Repair	\$5,464.49
Farmers Insurance:	\$3,927.50
Reserves:	\$924.09
Deferred Maint:	\$250.00
KCPOA & Legal Fee:	\$2,438.77
Utilities & Trash:	\$1,671.29
=====Total:	<b>\$14,851.75</b>
=====Net Income:	<b>\$5,255.68</b>

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

## Community Information

We have a very active bear mom and two cubs roaming about Kissing Camels. They were spotted on the golf course at 3 South playing in the sand trap. We do not recommend charging these bears any penalty strokes; it's better to give them a Mulligan and move on!

**Beginning Friday, May 8<sup>th</sup> - Monday, May 18<sup>th</sup>, the Spring roll offs are here! The roll off dumpsters will be located on the corner of Hill Circle and Grand Market Point. There will be a fence around the dumpsters; please only enter and exit where the fences are marked. Please do not drive onto RRP4 from Grand Market Point! In addition, please remain aware of social distancing. If you see others disposing of refuse, please give them the space necessary and wait for them to leave before approaching the dumpsters.**



### TOWNHOME COMMUNITY UPGRADES

Work on fixing E4 garage door  
Fixing the fence for C5  
The sod at K-4 is being reviewed to see how we can improve that area.  
Painting spots on the A Building car ports and C Building garage doors  
Sealing mail box leaks at C Building  
Power washing floors in car ports  
Working on repair and paint of the railing in the B building.

### Meet the New Neighbor:

John Pascal recently purchased unit A9 (Welcome!!). John owns a Remodeling company.