

Kissing Camels Town Homes

HOA BOARD MEETING

Thanks to all who attended the May HOA meeting. The board will be having an annual meeting planning session on June 15th. We will schedule our Annual Meeting for mid July. Watch your emails for additional information. Here's a glance at what the HOA worked on for the month of May:

- Our Condo HOA Policy switched over from Farmers to Travelers Insurance (cost savings!!) The new policy is listed on the HOA website under the Documents tab. Our new Insurance Agent is Scott Porter, who can be reached at 303-274-6010 or at scott@parkerdouglas.insure
- All the large spruce trees are being treated for a fungal issue.
- The Sprinkler system for the HOA was turned on and repairs are being made on a few sections.
- Our HOA Associated filed our annual update with the Colorado Secretary of state. The HOA state id number is 19981073966.
- The HOA renewed its contract with Brightview to continue lawn/snow maintenance.
- Pest Control was initiated for various vole/critter issues.
- Thanks to Matt Long for filling in some street potholes - really appreciate that!

March Expenses:

Bank & Admin Fees	\$ 188.73
Snow/Gen Maint/Gutter Repair	\$8,666.37
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,676.00
Utilities & Trash:	\$2,262.47
===== Total:	\$18,741.07
===== Net Income:	\$863.63

April Expenses:

Bank & Admin Fees	\$
Snow/Gen Maint/Gutter Repair	\$1,771.33
Farmers Insurance:	\$5,113.63
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,261.00
Utilities & Trash:	\$2,183.80
===== Total:	\$12,349.76
===== Net Income:	\$7,254.52

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

TOWNHOME COMMUNITY BOARD

The A building has a large section of deteriorating infrastructure behind unit A3/A4. After consulting with our legal advisors, it was determined the HOA is responsible to repair a section of the A building. The HOA cost of repair is \$18,000. This infrastructure is connected to a few homeowners limited commons areas. The homeowners have decided to also replace their section of limited commons during this project, at their own cost.



Fire Safety - Angela Bird

The HOA meeting included a guest speaker, Angela Bird, from the Division of the Fire Marshal. Here are a few highlights. There are informational packets available - just let a board member know if you would like a packet.

- Restrictions are in place for multi-use structures using open flame or charcoal.
- Do not use dryer sheets for wiping off dryer lint vents, as this can cause a fire.
- Do not use fire extinguisher or hose for a house fire, instead get out of the building. Have an escape plan and a meeting place for your family. Don't forget to have a plan for your pets!!

A Wildfire Mitigation representative will be walking the property on June 1st at 1:00 PM if anyone is interested in joining.

WATER

The maintenance committee is asking everyone to water lawns/flowers on Tuesday/Thursday & Saturdays (6:00 PM - 6:00 AM). Kindly set any home owned sprinkler system to that schedule - thanks!