

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

A big thank-you to all who attended the HOA November Board Meeting. We will not have an HOA Board Meeting in December but will resume on January 20th.

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

- Thanks to everyone who participated in the Advisory Vote for HOA Board Self-Management. 100% of the (19) votes returned affirmed the community agrees to continue with Self-Management. We always welcome your feedback and will be doing another check-in at the June 2021 annual meeting.
- The Heat Tapes were installed in the A building to prevent the ice jams/ice cycle issues. It appears that the HOA will assume a cost of @ 60\$ per month for electrical usage during the winter months.
- Two units in our complex have recently sold: A2 & B3. The board has heard concern from some homeowners that not every unit paid their land purchase amount. The board did a deep dive into our historical data and found payments for every unit. The title company is also a good cross check for this, as they do the same research when a unit sells.
- The board discussed upgrading two areas of concern in the declarations. Our Insurance Agent is recommending safety wording pertaining to hot tub usage & storage. The other area of concern is the need for regulations on running a business out of a townhome. The pandemic has shifted a lot of people from working at an office space, to working from home. The board reviewed the wording for these guidelines that are currently in the MAIN KCPOA declarations. The board needs to do extensive research on this, as new regulations are in place at our local government and state levels.

October Expenses:

Bank & Admin Fees	\$ 300.26
Snow/Gen Maint/Gutter Repair	\$4,669.59
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$3,461.00
Utilities & Trash:	\$5,202.40
=====Total:	\$18,580.75
=====Net Income:	1,025.29

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

TOWNHOME COMMUNITY UPGRADES

Friday, November 27th the Garden of the Gods Community will turn on the Christmas lights. The HOA board wishes you and your family a very happy, safe & healthy holiday season.

Reminder that if you are expecting guests, the guard gate needs a list of names. They will not be allowing "all-in" for any gatherings.

The Maintenance Committee hard at work!!

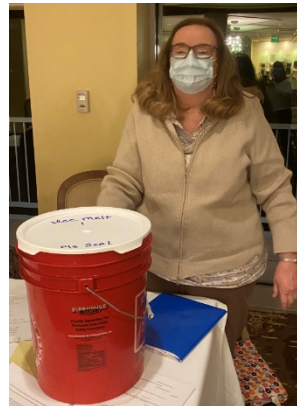
Fall Cleanup is scheduled Nov 25th & Dec 1st
** Please let the board know if you are storing something specific in the F5/F6 garage space - the maintenance committee will be doing a clean-out **

Gutter cleaning is in progress! Be sure you always cover your patio belongings during this time to prevent damage/dirt. Gutter repairs are also scheduled for the Nov/Dec months.

Tree Trimming is scheduled for December. It's important to complete this before heavy snow causes tree branches to damage our new roofs.

The F5/F6 building experienced an issue with the heat/boiler, which caused a few pipes to break and leak. The cost to fix the issue was \$2,900.85.

♪♪♪ LET IT SNOW – LET IT SNOW ♪♪♪



Thank You Marsha Reece & Larry Shughart for providing the community with red buckets of pet-friendly ice melt. As our weather turns to a white wonderland, these buckets will be distributed throughout the community for all to use.



Caught our maintenance committee hard at work! The walkway next to the G building garages is now complete! Be sure and come by and see the progress being made in our community.