

HOA Board Meeting RECAP

Thank you` to those of you who joined the January 2024 HOA Board Meeting. The next meeting is scheduled for **Feb 22nd**. This will be a **SPECIAL MEETING** to vote in person for moving our pre-CCIOA board to a full-CCIOA board. The following items were addressed during our HOA meeting:

- The board discussed the benefits of transitioning to **CCIOA (Colorado HOA law)** and decided to proceed with a mailing to homeowners inviting them to a **special meeting for a vote in February**. For the HOA to move to a full CCIOA board homeowners must vote in person.
- A friendly reminder that we need to follow the Meeting Policies & Procedures. The meetings are for homeowners, but in the event that someone other than a homeowner is wanting to attend as your representative you need to have a Proxy form returned to the board 4 hours prior to any meeting. Please see a board member for the Proxy form. http://www.kctownhomes.net/docs/Rules_Procedures.pdf
- It is important to know that the State of Colorado has strict laws for what documents a homeowner can view within an HOA. Our HOA legal counsel has a good overview of the list of documents available. <https://www.ochhoalaw.com/association-records-which-are-available-to-owners/>
- A new motion was passed requiring all future formal complaints to be vetted by a homeowner's legal counsel and contain all pertinent documentation before the board responds.
- It was brought to the board's attention that HOA mail was being picked up by an unauthorized individual. Due to security issues with our HOA PO Box, the board has elected to have the mail scanned when it arrives at the facility. There is an extra 5\$ a month charge for this service. We are now confident that only board members are allowed to collect the mail from our PO Box.

Annual budget: \$294,500.00
Nov expenses \$20,548.46
Dec expenses: \$22,727.08

All financial details are posted to the KCT Website
<http://www.kctownhomes.net/documents.html>

Townhome Community Board

Unit C7 has sold - welcome to our new neighbors!

A proposed amendment for the management of the detached garages/carports will be sent out via USPS mail next week. Please return your ballot in the postage paid return envelopes before February 28th. Every Vote Counts!! This amendment aligns parking management with similar communities in our area.

Our HOA utilizes the standard snow removal thresholds used with similar communities in our area. Homeowners are encouraged to take personal responsibility for the safety of their immediate surroundings, including their own sidewalks, especially during snowfalls that do not meet the 3-inch threshold for HOA-contracted services. Individuals who require additional snow removal services for their sidewalks below the specified threshold are advised to make independent arrangements.

The HOA has been notified that our refuse removal invoice has increased by \$115.84 per month primarily caused by a new Environmental Recovery Fee.

If anyone is observed or reported to have fallen or needs medical assistance within the community premises, the HOA is committed to prioritizing the well-being and safety of its residents. In such instances the HOA will promptly contact medical professionals, including emergency services, to assess and provide necessary assistance to the affected individual. Please keep the HOA board informed of any medical incident on general commons areas.

Maintenance Updates

Bids are being secured to replace the bricks around the K building flower beds.

The B building has solar path lights that are damaged and non-working. The board approved replacing these.

The board plans to secure bids for the 5200 paint and wood replacement. It was decided to look for one vendor to complete the entire project for better management.

Tree spraying has been scheduled for the March/April timeframe and will cost \$1400. This treatment prevents damage from mountain pine beetles.