

## Townhome Community Board

### HOA Board Meeting RECAP

Thank you so much for those of you who joined the July 2022 Annual HOA Board Meeting. There will be no August HOA Board Meeting. The following items were addressed during our Annual meeting:

- Marsha Reese resigned from the board for personal & family reasons. We appreciate all the leadership and contributions Marsha has made for the community over the past 2 years.
- Joyce Lawler was elected to the board - welcome Joyce!! And Larry Shughart was re-elected for a second term. Thanks to our volunteer board for their service to the community. The homeowners also voted to retain self-management for the board.
- The board continues to reserve about 15K for paving repairs. The K building residents reported water is not draining off the asphalt. Some of the new drain pans are deteriorating quickly and repairs are scheduled for damaged garage doors.
- Painting the lines for the parking was discussed among the homeowners. The conclusion was the \$6,000 allocated for striping the pavement could be utilized in a more effective way in the community at this time. The board agreed to not paint the asphalt during this fiscal year.
- With multiple large projects, climate impacting events and the unexpected building B sewer repair, the expenses for this past year exceeded the budget by around \$39,000. The community & board approved a \$100 a month increase to our assessment dues beginning August 1<sup>st</sup>. The new monthly assessment will be \$500 for this new fiscal year.



Building B Sewer repair continues as Colorado Springs Utilities has requested the HOA tag the Electrical & Gas lines. This required the HOA to utilize a HydroVac which would remove the water so the

Plumbing company can get to all the utility lines. There will be an additional five-to-six-thousand-dollar expense to the HOA for completing this repair. Additionally, once this project is complete the sprinkler system for building B will need to be replaced.

### Community Updates

A new bench has been donated by Summer Williams & Teri Jeanetta and will be placed in the open space next to the D building. The maintenance committee will be assisting with ensuring the bench is secure as this will be a non-permanent structure. Thank you, Teri & Summer, for this community improvement and thanks to Adrien Deberghes for his assistance in this project. Adrien provides a LOT of oversight and labor in fixing and maintaining our community!!

Please take caution when parking as it has been noted vehicles are blocking sidewalks, which can be a safety concern for our homeowners. Recreational vehicles are also not allowed to be parked overnight in the community. The guard gate for Kissing Camels can instruct you on where overnight parking would be applicable.

Backflow inspections by Colorado Springs Utilities are underway. Overall, our community is in very good shape with only a few repairs needed to a couple of backflow systems. This inspection is mandated by the State of Colorado and impacted homeowners will be assessed 75\$ to cover the cost. It is important to keep our drinking water safe.

The fallen tree branches are scheduled to be removed on August 1<sup>st</sup>. As a reminder if you notice any damage or if our lawn maintenance company neglects a commons area, please let a member of the HOA board know.

### June Expenses:

Bank & Admin Fees	\$ 907.71
Maintenance	\$ 26,308.80
Travelers Insurance:	\$ 5,639.23
Reserves & Deferred maint	\$ 1,417.00
KCPOA & Legal Fee:	\$ 2,675.75
Utilities & Trash:	\$ 5,506.96
=====Total:	\$ 42,455.45
=====Net Loss:	\$ 22,850.68

**All financial details are posted to the KCT Website**

<http://www.kctownhomes.net/documents.html>



