

Townhome Community Board

HOA Board Meeting RECAP

Thank you so much for those of you who joined the June 2022 HOA Board Meeting. Our Annual meeting is on Saturday July 16 10-noon. The following items were addressed during our June meeting:

- One of the workers for Western Peak Plumbing fell into the trench that was created to fix the sewer issue in front of B4. The firemen who responded reviewed safety guidelines and the HOA coordinated in securing the site.
- The new Rules/Regulations Committee provided an update on their progress. The goal of the committee is to identify and make recommendations for when the HOA submits our HOA documents to be updated by our legal counsel.
- The GFL Refuse Contract auto renewed with a price increase to \$741 per month. Larry worked with this vendor and negotiated the price down to \$515 per month. (Great Work!)
- There are still a few items to correct from the Asphalt/Paving project. 15K continues to be held for payment until these completed.
- The board received an official resignation of Matt Long from the board, as he will be relocating.
- A new Colorado bill (HB 22-1137) was signed into law. This bill concerns changes in an HOA's ability to manage violations, foreclosure, fees and recovery of balances owed to the HOA.

The tree's received a treatment for fungus and a root feeding. The maintenance committee reviewed with the board the list of all tree's needing trimming or removed. The estimated cost for this work is \$8-10K.

We need HOA board members!!!! During the July annual meeting we will be filling 2 open slots. The application for becoming a board member can be found on our website, under the Management tab:
<http://www.kctownhomes.net/management.html>

Colorado Springs Utilities (CSU) is in the midst of a project to replace aging gas lines. This will affect Hill Circle, so please pay extra attention when moving through the Kissing Camels community.



July 4th fireworks will begin at 9:20 PM located by the driving range of the Garden of the Gods Golf Club

Community Updates

The maintenance committee created a new trench by the K building for water drainage – thanks Bruce & Adrien!!

Unit C5 will be adding a cover to the newly installed Radon Vent. This unit is also up for sale.

It was agreed that the sprinkler system for the G building be timed during daylight hours. Currently the time is set for 11:00 PM and the residents would like the time changed to 8:00 PM.

The Gutter Cleaning was completed but it was noted by homeowners the vendor left a lot of debris behind. In the future, please notify the HOA right away if you have any issues with our vendors and we will work to rectify the situation.

May Expenses:

Bank & Admin Fees	\$ 690.46
Maintenance	\$ 25,719.58
Travelers Insurance:	\$ 5,639.23
Reserves & Deferred maint	\$ 1,417.00
KCPOA & Legal Fee:	\$ 2,175.75
Utilities & Trash:	\$ 3,183.56
===== Total:	\$ 38,825.58
===== Net Loss:	\$ 19,220.64

All financial details are posted to the KCT Website

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