

### HOA Board Meeting RECAP

Thank you so much to those of you who joined the March 2023 HOA Board Meeting. The following items were addressed during our HOA meeting:

- The board extends a very huge **Thank You** to Adrien Deberghes, who has resigned his position as President of the HOA board. This community benefited from Adrien's remarkable talents and skills to fuel many property enhancements and large HOA projects.
- A5 has requested to convert their wall of windows back to a more original structure. The board decided to elicit the expertise of Bufkin & Schneider Law to render guidance on the cost liability for the HOA/townhome owner on this project.
- A motion to not allow the charging of golf carts or block heaters within the detached garage units will be tabled as no additional data was provided to the board. The board would encourage anyone storing a golf cart to check with their individual insurance agent to ensure any potential damage would be covered.
- David Faron was added to the HOA board as interim President. This addition is valid only until the Annual Meeting in July. There will be 2 available positions to fill at the annual meeting and we encourage anyone who wants to run to please submit this request in writing and send this to [kcthoaboard@gmail.com](mailto:kcthoaboard@gmail.com).
- An application & management process has been created by the board for a reserved parking space for any homeowner with a mobility disability. The signage with installation will run between \$150-\$200. The form is located on our HOA website: <http://www.kctownhomes.net/nm//HOADisabilityParkingSpace.pdf>
- The treasurer is working on refunding a few overpayments of dues by homeowners. You will be contacted by Larry Shughart if this applies to you.

Annual budget: \$289,100.00

Feb expenses: \$22,848.11

All financial details are posted to the KCT Website

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

### Townhome Community Board

Unit D2 is under contract for sale.

Sandi Swinford (daughter) has been approved to be Skip Pixley's (K3) proxy. Please welcome Sandi as she joins our HOA meetings.

Two new sections are going to be added to our welcome packet for incoming homeowners. One section will be instructions on how to access the community PLAT (map) which clarifies what is general common areas and limited common areas. The HOA will create a short instructional sheet so new townhome owners know what is their responsibility to maintain and what the HOA takes care of. Another new addition to the packet will be a short history of the community. The HOA will be reaching out to our longer-term residents to review this document (you know who you are!).

Our HOA KCT Insurance policy will renew with Insurance Centers of America in April. If you are a mortgage holder you may be contacted by your financial institution to update the insurance policy information. The board will distribute the new policy as soon as we receive it.

As the weather turns to warmer weather, it is a good time to review the rules & regulations for Grill Usage. The information can be found on our website at: <http://www.kctownhomes.net/nm//HOAGrillComplianceLetter.pdf>

### Maintenance Updates

The HOA continues to receive & fix multiple gutter issues. Please help the board by alerting us to any gutter or water problems. The water bill for the 5300 addresses continues to run at a higher-than-normal rate.

The HOA budgeted \$10,000 for snow removal this winter season. So far, we have spent \$6,095 with Brightview.

Spring Cleanup is underway with Brightview. The HOA is looking to seek bids from other landscape companies prior to our annual renewal with Brightview. If anyone knows of a good landscape company we should consider, please reach out to a board member and let them know.