

HOA Board Meeting RECAP

Thank you` to those of you who joined the March 2024 HOA Board Meeting. The next meeting is scheduled for **April 18th**. The following items were addressed during our HOA meeting:

- Policies and procedures for detached garages/carports are being developed, focusing on the parking map, HOA fees, and management of the process. Homeowners reviewed current parking assignments and draft forms for exchanging parking assignments.
- Two Homeowners have detached parking units assigned under their names with the county assessor and not assigned to the unit. The HOA will be notifying the homeowners so this can be corrected.
- Estimates for the Paint & Wood Replacement project are being obtained. The community will vote on the treatment of corbels at the annual meeting (repair/replace/remove them)
- The CCIOA form to transition from pre-CCIOA (CO law) to a full CCIOA association has been completed, pending a statement filing with the county assessor. The cost of the DORA form was \$46.
- Our HOA attorney is gathering the documentation needed so the association can sell unit F5/F6. During this process it was noted that a Quit Claim deed was completed July 2020 moving the F5/F6 unit out of the LLC and into the Association. A title search is being completed and once that is done, the board will move forward with the necessary steps to sell the Unit.
- Meghan Baldock created an F5/F6 informational packet that will cxbe sent out with the voting form. This information was reviewed by the homeowners at the meeting. The vote will include a provision to allow the HOA board to sell the unit. The board would like volunteers from the community to assist in this process. Please let a board member know if you would like to be part of this committee.

Annual budget: \$294,500.00
Feb expenses \$26,573.17

All financial details are posted to the KCT Website

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

Townhome Community Board

Unit K4 is sale pending. Unit B3 is up for sale.

A concern was raised about drones flying in proximity to residential units, potentially operated by real estate agents. It was emphasized that homeowners currently listing their units for sale should engage in proactive collaboration with the board. It is important that real estate professionals promptly inform the board of any activities within the community pertaining to the sale of residential units.



The **main KCPOA** spent \$1,500 in cleaning up the common areas of dog waste. They have asked again that we remind our Townhome Owners to utilize the waste receptacles provided along the general walking paths.

Part of the security perimeter gate for the Kissing Camels community was recently damaged. The KCPOA is reminding all residents to alert security or call 911 if you see something suspicious.

Our trash provider has requested that personal receptacles be outside and ready for pickup by 7:00 AM.

The City has informed the public that McDonalds has formally withdrawn their development plan from review and will no longer be pursuing building on the vacant property behind Chase Bank outside our east gate. At this time there is no known future development planned at this site.

Maintenance Updates

Gutter Cleaning was completed. The board is accumulating a list of known gutter issues to be fixed. The board approved replacing a few pavers which were damaged due to the condition of the gutters behind the C building. Please let the board know if you have any gutter leaks or drainage issues.

Several concerns regarding snow removal were brought to the attention of the board. Instances of damage to curbs and landscaping were specifically noted. In response, the board has engaged with our landscaping vendor to address and rectify these issues in a timely manner.