

# Kissing Camels Townhomes

May 2023

## HOA Board Meeting RECAP

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

- The board will be hosting an open house for F5/F6 to homeowners on Saturday June 3<sup>rd</sup> 8:00 AM - 10:00 AM. An informational sheet was presented to the board for distribution to the homeowners. The board continues to work toward a homeowner vote to sell F5/F6.
- The board worked with our HOA attorney to begin the creation of a new Amendment to define how homeowners utilize Common & Limited Common Elements, including detached garages & carports. The board approved a maximum cap of two covered parking spaces that could be assigned to a single unit. This will not affect current garage / carport ownership.
- It is time to start talking about re-painting the townhomes. Dino from MD Painting (who painted the townhomes in 2014) met with the board & maintenance committee to determine the project scope. It was determined that the stucco does not need to be repainted at this time. The board is getting a bid to re-paint the wood trim. This project will focus on the 5300 properties in 2023 and the 5200 properties in 2024.
- The City of Colorado Springs mandates an annual inspection of our water backflows to ensure water safety. This year there are 15 backflow inspections which are scheduled for June 22/34. Homeowners affected have been notified.

Annual budget: \$289,100.00  
April expenses: \$20,267.97

\*\*\* Scott Froehlich is the owner of K1/K2 and is a recently retired CPA. Scott has volunteered to manage our financial reporting & oversight. This will be at no additional cost to our HOA. THANK YOU Scott.

All financial details are posted to the KCT Website

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

## Townhome Community Board

Colorado Springs Utilities will be installing corrosion prevention to gas lines in the 5300 area. This work will begin May 25<sup>th</sup> and **may cause interruption** to gas service during this time.

C5 is under contract for sale.

New documents are being added to the Welcome Member Packet. Thank you so much to everyone who volunteered to review/write a Townhome History document & a Homeowner Responsibility document.

The community shed attached to F5/F6 will be cleaned out. Please remove or mark items that belong to you, otherwise these items will be disposed of.

*Community Work Day - Saturday June 3<sup>rd</sup> 8:00 AM*  
Come and volunteer with your neighbors!! Meet in front of F5/F6 – everyone is welcome to participate. We will be tackling 3 projects: general landscaping, building cleanup (light painting), & sealing the cement pathways.

## Maintenance Updates

Brightview submitted a bid for \$550 to clean out the drainage area next to the D building. This area often damns up and water floods into the detached garages & attached C building garages. The board approved this work to be completed by Brightview.

To help with fire mitigation in our community there is a need to begin removing Juniper trees that are within 10 feet of a building structure. Flashing also needs to be installed on the D&E buildings.

The board is working on receiving bids for the soffit work on the A/B/C buildings. These areas will be repaired with plywood treated with fire-proof material and should last 50 years. Please note that it has been determined the vents in the soffits are no longer needed due to the venting improvements made when the townhome roofs were shingled.

The board is meeting with contractors to schedule the A5 Wall removal and replacement. The board will keep the community informed of when this necessary infrastructure project will begin.