

## HOA Board Meeting RECAP

Thank you so much to those of you who joined the October 2022 HOA Board Meeting. The following items were addressed during our HOA meeting:

- A5 home inspection showed infrastructure damage to a support beam. The HOA spent \$200 to add an additional support brace.
- The HOA insurance inspection mandated new requirements for grills & heating element usage for townhomes. Letters will be mailed to homeowners. Scheduled board community walkthroughs will be implemented to ensure compliance.
- There are 4-5 corbels that have very severe damage. Corbels are the curved, decorative wood pieces attached to most buildings. There are over 100 corbels throughout our community. The board voted to remove the damaged corbels while ensuring the buildings remain esthetically pleasing.
- The board approved the snow contract with Brightview. We will remain with the 4 inch snow coverage in the parking areas and 3 inch coverage on sidewalks before snow removal is engaged. Ice melt buckets will also be placed throughout the community.
- New Colorado Law HB22 was reviewed which impacts maximum fines and the duration of collections for violations. The most important change for homeowners is that now all complaints or requests to the HOA board **must be in writing (email is ok)**. Please use the board email address: [kcthoaboard@gmail.com](mailto:kcthoaboard@gmail.com)

More information on the new legislation can be found at: <https://leg.colorado.gov/bills/hb22-1137>

Annual budget: \$289,100.00  
July expenses: \$22,663.26  
August expenses: \$31,142.77  
Remaining amount: \$235,293.97

**All financial details are posted to the KCT Website**  
<http://www.kctownhomes.net/documents.html>

## Townhome Community Board



### Meet the new neighbors!

**E4:** Hello! I'm Liz (short for Elizabeth) and am thrilled to be here in the neighborhood. I was born, and grew up in Colorado Springs, but went to college in Oregon and have spent time in Arizona before moving to Broomfield, CO where I raised my 3 children. I'm back in Colorado Springs with my two kitties, to be a support for my mom who just recently lost my dad and my sister. She's 88 and it has been tough. I work from home for a software company and love taking walks (I think I picked the perfect place to do both!). I hope to meet everyone soon!

**C5** new owner is Dee Martz.

**K4** new owners are Lloyd & Sandy Burton  
Welcome to our new community members!

Colorado Springs Utilities issued our community a warning for sprinkler usage between 10:00 AM and 6:00 PM. If you are setting out a hand water sprinkler unit, please be aware of the watering restrictions in place for our city.

Unit J2 has board permission to remove/trim the Spanish Olive trees behind the townhome in the commons area.

### Community Updates

All backflow inspections have passed the Colorado Springs Utilities requirements. Thanks to all the homeowners for their attention to this matter as we all share the same water meter/system.

Gutter cleaning typically happens twice a year, spring & fall. The board is in the process of scheduling the fall gutter clean out.

McDonald Paving was out to review some of the asphalt that is showing damage. Our pavement is under a 1-year warranty and the company will be out to repair these areas.

Sidewalk maintenance will begin as weather permits. Mudjacking or grinding of trip hazards will be fixed in the coming weeks.