

## HOA Board Meeting RECAP

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

- Lloyd Burton & Amy Carr presented research on transitioning our pre-CCIOA board to a fully CCIOA compliant board. Next step is to create a chart comparing current CCRs to CCIOA law, which will be shared with homeowners.
- \*\* Please let Amy or Lloyd know if you would like to volunteer to assist with this project!!

The board meeting featured guest speaker Kelly McQueeney, Attorney at Law from Orten, Cavanagh, Holmes & Hunt LLC who took questions and answered concerns on the proposed Amendment.

Scope of Amendment: will exclusively address detached garages & carports within our community.

Alignment with Colorado Condominium Act: the Amendment would align our community with the current Colorado Act that allows for reassignment of limited common elements.

Clarity & Specificity: It was decided to make the proposed Amendment more specific, clarifying that it pertains solely to the Limited Common Elements of detached covered parking. This change would prevent future claims on Limited Common Elements being transferred between homeowners (like patios).

Garage Switching: Kelly McQueeney advised that the board should follow the common practice for communities in our county, emphasizing that this practice doesn't typically involve prohibiting detached parking switching.

Annual budget: \$294,500.00  
Aug expenses: \$ 26,240.84

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

## Townhome Community Board

Unit C7 is up for sale. Unit E4 closed with the new owners taking possession October 1<sup>st</sup>.

On 9/19 the HOA financial records were turned over to the board. This completes the handoff of all financial records to our volunteer CPA. The board extends a 'thank-you' to the community for their patience on this matter.



The HOA portion of the A5 Infrastructure project is complete. The weekly project updates provided clarity and transparency into the financial & project schedule.

The exterior trim repairs for the 5300's are scheduled to be completed the week of 9/24. This includes the fascia boards on the rooflines.

## Maintenance Updates

Fall tree trimming was completed.

D building sewer pipe was cleaned by Olson Plumbing without any major piping reconfiguration.

Sprinkler & Gutter maintenance were completed.  
\* Additional work orders are pending for A, C, G & F buildings

B building incurred a drainage leak which impacted the garage ceiling.

The HOA & maintenance committee will be evaluating the Snow Contract for the upcoming winter season. Please bring any concerns, comments or suggestions to the October HOA board meeting.



This little creature has taken up residence nearby. Walking with a flashlight can help prevent an unfortunate meet-and-great!