

**BOARD OF DIRECTORS
REGULAR MEETING
May 26, 2022
MINUTES**

CALL TO ORDER – At the direction of the President, the meeting was called to order at 3:00 PM.

Attending – Quorum was established:

Board President	Matt Coleman	Present
Vice President	Luke Travins	Present
Secretary	Marie Parkinson	Present
Treasurer	Bill Sanden	Present
Board Member	Scott Hente	Present
Board Member	Sandi Swinford	Present
Board Member	Mark Holthouse	Present

Diane Hampson, KCPOA Community Manager, and Sheridan Rohde, Assistant Community Manager were in attendance.

Announcement by President

Management is recording this meeting for the purpose of verifying the minutes; the executive session will not be recorded. After management composes and the EB verifies the minutes this recording will be deleted. This announcement will become standard practice incorporated into minutes going forward. This is a procedural change to assist the EB and management office.

Introduction of Guests in person or via Zoom: Barbara Rist attending as ARC Chair and as a homeowner.

Review and approve minutes from April 28, 2022, Regularly Scheduled Meeting

A motion was made to approve the minutes from April 28, 2022, as submitted (Hente/Parkinson). Motion carried.

Manager's Report – Diane Hampson

- Diane Hampson reported on ongoing action items and elaborated on the activities covered by the respective committees. Highlights included:
 - Hampson reported the meeting with the Reserve Specialist will be postponed until June 1st at 10 AM.
 - Management office to meet with Josh Buckner of Taylor Fence to discuss additional cattle fencing along the side by Loaf N Jug/ 30th Street on May 27th.
 - Irrigation on the southeast cul-de-sac has been turned off while concrete and asphalt work is being completed. This work only affects the common area; however, current work has been postponed due to weather as well as Mountain Range Concrete had an emergency contract with El Paso County. This work will most likely be postponed for a week to two weeks. Irrigation has been turned

back on, and owners will be notified when work resumes, and irrigation must be turned off again.

- Annual Calendar—Hampson sent a Draft Calendar for the EB to review.
- Security Staffing—two new officers have been added as replacements this month.
- Hampson instructed the Care Team to only handle calls involving accounting. Matt questioned why KCPOA was paying for these services if not receiving them. Diane will meet with Director Jason Stephenson to discuss KCPOA's management fees and potential discount if KCPOA is not receiving full service from the Care Team.

ARC and CALM – Sandi Swinford

- **ARC**

- JR engineering resurveyed the lot for 3306 Hill Circle and confirmed that the original Top of Foundation (TOF) elevations, as initially recorded in Appendix B for Kissing Camels Estates Filing 5B, were accurate . JR Engineering will send written documentation stating same.
- 6 model plans for RR4: The Committee is awaiting additional information.
- Rebuilding properties: A request was received from a homeowner to demolish a property and rebuild a new dwelling – a subject that has neither been broached in the Design Guidelines nor the Declarations. The ARC will codify language related to this in the next iteration of the Design Guidelines.
- Sandi informed the Board that Mark Stritzel, Construction Consultant, was asked to resign from the ARC. During the transition period between the prior ACC last year and the current ARC, Mark was appointed to provide subject matter expert advice during transition. As the Committee achieved stability, Mark will meet on a consultative basis for the ARC upon request. A motion was made to terminate Mark's appointment to the ARC effective June 1st (Coleman/ Swinford). Motion carried.

- **CALM**

- CALM did not meet this month.
- Sandi expressed serious concern about the appearance of the Common Area. Diane explained she has been communicating daily with Pam Gilpatric, Timberline project Manager, and was assured that all irrigation lines are working, and that the turf will recover.
- Sandi and Diane will join Pam for a drive-through of the community to go cover KCPOA all areas of concern. Date to be determined.
Community clean-up date has been postponed because of the current storm cleanup. CALM will announce a new date.

Covenant Committee – Marie Parkinson

- Parkinson provided a copy of the proposed change to Section 2.8 of the covenants for the board to review:

2.8

“Swing Sets, Playhouses, Play Areas, etc.:

No recreational structure, playhouse, swing set, jungle gym, slide, sports

equipment, or other similar apparatus shall be constructed or placed upon any Lot, unless it is approved by the Board prior to construction and/or installation, and unless it is constructed and/or installed to minimize visual impact in compliance with guidelines published by the Board. Fixed in place basketball backstops are not permitted...

The current verbiage states, "... ,however, folding backstops are acceptable when being used on a regular basis. If not in use for a period of ten (10 days, they shall be moved out of plain view of the front street. They shall not be stored on the driveway. "

The Committee proposes to amend as follows:

"However, folding backstops, or other sports equipment, are acceptable when being used on a daily basis. They shall be stored indoors, in a garage, or in a completely screened from view location by 10:00 pm each night."

- Rist spoke upon the intent of the original rule for the basketball hoop and cited how the design guidelines state that affixed hoops are prohibited. She made the point that the 10-day rule is unenforceable without constant supervision which would not be possible. A motion was made to approve the amendment to 2.8 as proposed. (Parkinson/Sanden). After a lengthy discussion, the board amended the motion to add that this will be subject to a 60-day posting period (Parkinson/Sanden). Motion carried.

Infrastructure Committee (Mark Holthouse)

- Hill Circle near NorthPointe received crack seal but large cracks still exist. However, the road base is sealed because of the asphalt aggregate inside the cracks.
- The IC will prototype a document library for RR4 via SharePoint. This will be used for project management.
- A motion was made and seconded to ratify approval for Schmidt Contract to complete the remove and replace asphalt work in 2022. The revised price is \$197,596.90 w/Optional \$15,763.00 (Holthouse/ Parkinson). Motion carried.

Security Committee – Luke Travins

- Travins readdressed the areas of concern within the confines of KCPOA regarding camera coverage. The highest risk area is behind King Soopers in between the privacy wall and the perimeter fence. Additional risk is at the main gate where the walls are shorter and easier to climb. Mile High Security Solutions (MHSS) provided a bid to install four cameras. Two cameras will be anchored on a pole along the wall north and south of the Main Gate. A PTZ and stationary camera will be installed on the existing light pole at the East gate. Luke made the motion to approve MHSS bid #3655 for not to exceed \$27k (Travins/Swinford). Motion carried.
- The barbed wire outriggers were installed on the chain-link fence by the privacy wall behind King Soopers.
- Fire Mitigation: Bekah Wisham, an SCC member who also works for CSFD will conduct an assessment of the KCPOA wildfire risk in the community and assist Diane with updating the Evacuation Plan.
- Hampson, Travins, and Dick McCaskill will meet with MHSS regarding fiber optic infrastructure for KCPOA.

- Hampson to meet with Taylor Fence to request a bid for additional strands in cattle fencing for the northwest side of the community.

Finance Committee – Bill Sanden

- The FC reviewed the financials for the ten months ended April 30, 2022, noting operating cash of \$872k, reserve cash of \$2,291k, and current liabilities of \$47k. YTD operating income was over budget by \$37,567. YTD expenses were over budget by \$53,122 with a net loss of \$15,555 for the ten months.
- There were three CDs maturing in April and early May that were renewed at 1.75%, 1.9%, and 2.0%. The anticipated interest earnings for this fiscal year will be approximately \$4,400.
- A motion was made to accept the April Financial reports. (Sanden/ Parkinson) Motion carried.
- Sanden provided a copy of the 2023 Fiscal Budget for the EB to approve. A motion was made to approve the 2023 Fiscal Budget as provided. (Sanden/ Holthouse) Motion carried. Hampson to send a budget ratification notice and set a Zoom meeting for June 23rd at 6 pm.

Covenant Task Force – Scott Hente

- Voting concluded on May 20, 2022, at 5:00 PM. Votes received after that date and time were NOT counted.
- Audit of the votes was conducted by David Firmin of Altitude Law on May 23, 2022. Mr. Firmin’s audit confirmed the manual compilation that Allie and Scott calculated.
- Results of Voting (verified by the Audit):

Total Possible Votes - 518

Changes to Article 9:

Total Votes Received: 357 (68.92% of eligible voters)

Yes Votes: 335 (64.67% of eligible voters)

No Votes: 22 (4.25% of eligible voters)

Addition of Article 15:

Total Votes Received: 357 (68.92% of eligible voters)

Yes Votes: 312 (60.23% of eligible voters)

No Votes: 45 (8.68% of eligible voters)

- As both ballot items exceeded the minimum 51% of eligible voters required, both items PASSED.
- A Motion was made to accept the audited tally provided by Altitude Law stating that both amendments passed. (Hente/Swinford). Motion carried.
- A motion was made to accept the passage of Articles 9 and 15 (Hente/ Swinford). Motion carried.
- In addition to ensuring the approved amendments are properly recorded, the manage office will compile an “integrated” document for posting on the KCPOA website that will be easier to read and utilize.

Nominating Committee – Luke Travins

- The Nominating Committee consists of Luke Travins, Brad Harvey, and Kevin Patterson for the next election.

- There are three positions available; Sandi Swinford, Marie Parkinson, and Bill Sanden each served two terms and are rolling off the Board effective with the Annual Meeting in August. As of now, the NC has received two applications.
- The cut-off date for applications is the May 31st.

New Business

- Hampson brought to the board's attention several bills that will affect HOA operations. HB22-1137 was discussed at length. The bill in question will have a marginal impact on HOAs regarding policies, administrative fees, and operating costs. No action required; Governor Polis must veto the bill, or it becomes law.

The meeting adjourned at 4:52 pm.

The next meeting will be June 23, 2022, at 3:00 pm.

Respectfully submitted by Sheridan Rohde