



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING
June 22, 2022

MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 2:30 PM.

Establish Quorum – Quorum was established.

Committee Chair	Brad Harvey	Present
Board Liaison	Sandi Swinford	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Larry Entwistle	Present
Committee Member	Carol Cannon	Present
Committee Member	Sue Neill	Present

Diane Hampson, KCPOA Community Manager, and Allie Johnson KCPOA Community Assistant Manager was also in attendance.

Introduction of guests – Timberline Commercial Account Pam Gilpatric

Review & approve minutes of April 21, 2022

A motion was made to approve the minutes of April 21, 2022, as submitted. (Holdridge/Cannon). Motion passed. The minutes from June 22, 2022, will be compiled by Allie Johnson and emailed to committee members for approval.

Committee Updates –

1. Committee Updates –

- a. Update from Pam Gilpatric- Timberline is in contact with Garden of the Gods management to coordinate and facilitate irrigation control for Grand Market Point. Updated committee that the pump that controls the irrigation along Grand Market Point was not working for the two days after the sod was installed but has since been fixed.
- b. Native mows start on June 24. Pam explained where the native mows are and that she is updating their maps so that future teams know what areas should be mowed.
- c. The Committee specified that the gates are a priority to keep maintained.
- d. Discussed Timberline’s staffing needs in order for them to fulfill their contract.
- e. Pam confirmed that weeds in asphalt is on their schedule to address.
- f. Question was asked if the Smart Sensors are monitored and if they will send an alarm if there is no water.

- g. Discussed mulch shortage and that owners may need to wait for large orders of mulch or change type of mulch used.
- h. Pam gave an overview of Timberline's scope of work. The committee decided to allow Timberline 30 days to work towards meeting the committee's expectations. After 30 days the committee will review and revisit the contract.
- i. The Executive Board was not pleased with the dead trees, the committee was updated that the trees are being replaced on an on-going basis as inventory allows. Garden of the Gods will receive 22 trees.
- j. The boulders endcap project was discussed. Pam was asked to revise the bid for the project and remove the large boulders to that the cost would be below the discretionary funds limit. Pam also talked with Kevin Smith about adding some up-lighting to the endcaps.

2. Community Manager Report –

Diane Hampson suggested to the committee that they visit the conservation building inside the community and start thinking about allowing xeriscaping in the common areas.

3. Updates – Ongoing Projects

- a. There was no update to the flowers project.
- b. The community clean up project outside the gate was rescheduled for July 16 at 9am. The POA will provide garbage bags, homeowners need to bring their own gloves.
- c. Discussed trying to find out who did the fencing along the main gate so that they can try to match it.
- d. Trails discussion – Timberline submitted a bid to cut the trail to connect new development at Red Rock 1 to the existing nature trail. The committee felt that Timberline's bid was high, so they are waiting for other bids to come in before deciding.
- e. Discussed Toll Brothers' request to revise the submitted plans for the landscaping of the buffer zone between Moonrise Point and Red Rocks 1. Brad advised Toll Brothers at the time that they needed to contact the ARC on this matter.

4. Adjourn - The meeting was adjourned at 4:04 PM.

Next Meeting: Thursday, July 28, 2022, at 2:30 PM.