



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING
July 26, 2022

MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 3:37 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 were also in attendance.

Introduction of guests – No Guests

Review & approve minutes of June 22, 2022

A motion was made to approve the minutes of June 22, 2022, as submitted. (Swinford/Cannon). Motion passed. The minutes from July 26, 2022, will be compiled by Allie Johnson and emailed to committee members for approval.

Committee Updates –

1. Committee Updates –

- a. The ARC has approved construction to begin on the first four homes in RR1.
- b. Common area landscaping along the exit by the Westgate properties is underway.

2. Community Manager Report –

- a. It was suggested that all committee members take note of any issues they see in the common areas while walking the community.
- b. The plants in the black containers outside the east gate look like they may be dying. The plants are under warranty.
- c. There was a good turnout and support for the community cleanup project that took place on July 16th.

3. Updates – Ongoing Projects

- a. Trails discussion –

- a. The committee received a revised bid from Timberline to cut the 1400 linear feet of trail that will connect to RR1. Timberline's bid was \$7,175 with a 3% discount if paid on time, for a total of \$6,960.00.
 - b. The committee also received a bid to cut the trail from Performance Recreation. Performance Recreation's bid came in at \$51,000 to cut the same 1400 linear feet of trail.
 - c. A motion was made and seconded (Harvey/Cannon) to recommend to the Executive Board Timberline's scope of work and approve up to \$7,400 as a Capital Expenditure. The motion passed unanimously.
- b. End Caps –
- a. Kathy met with Pam to review the last bid Timberline sent over to do four (4) endcaps, the bid came to \$4,344.
 - b. Kathy requested Timberline to submit a new bid and scope of work for seven (7) endcaps.
 - c. Larry to get bids to deliver and place seven (7) 24in-30in boulders.
 - d. Kathy emailed to the committee three different proposals in connection to adding up-lighting to the medians. Larry gave a brief overview of the planned location of some of the lights.

4. **Adjourn** - The meeting was adjourned at 4:36 PM.

Next Meeting: Thursday, August 18, 2022, at 2:00 PM.