

President's Remarks – 2022 KCPOA Annual Meeting

Year in Review & Priorities



2021-22 Goal Achievement

- ✓ Resolve ongoing litigation
- ✓ Continued financial strength
- ✓ Improved ARC processes
- ✓ Finalize RRP1/4 Agreements
- ✓ Improve communications
 - Rebuild bench of volunteers

2022-23 Priorities

- Monitor KCE Buildout
- Remodel Design Guidelines
- Long term infrastructure plan
- Improve community security
- Water conservation strategies
- Refresh volunteer workforce

The slide before you captures the work we did last fiscal year and the priorities we are pursuing this year. Short of restating all the information in your meeting packet, let me highlight items I think are of particular importance. Committee Chairs will get into some of the detail.

Last year was a tough year, and I am pleased that we were able to persevere – putting KCPOA in a better place than it was. I am personally appreciative of your collective support to amend our covenants and create a better architecture for resolving certain disputes. Sandi Swinford and Scott Hente led that effort...thank you...it was a heavy lift.

Equally significant was the work that Ron Lehmann, Barbara Rist, and Sandi Swinford undertook to overhaul our Design Guidelines and processes, making them easier to understand and utilize by all parties – owners, builders, developers and design professionals. Again, much thanks for this effort.

And we moved from planning to development and now active construction within Red Rock Points 1 and 4. Ray Walkowski led the way and Dick McCaskill picked up the ball, leading the Infrastructure Committee. Barbara Rist and her Architectural Review Committee along Brad Harvey and the Common Area Landscape Committee have partnered throughout and now monitor what will likely be 3+ years of vertical construction. Improved community security, both physical and operational, has emerged as a major theme. Luke Travins and the Security & Communication Committee, guided by an audit, have ably met this challenge – and the work continues.

And then there was dealing with dogs running wild, trash cans left out, cars going too fast, unkept vacant lots, and more...Ken Rodrigues and Marie Parkinson have had a full plate, artfully leading the Covenant Committee.

Of course, I am just hitting the headlines. Through it all we emerged with a strong balance sheet, better systems, and a good platform to consider what lies ahead.

Our priorities for the year now underway have been previously published and are again on the slide before you. Much is driven in response to the massive amount of development now underway inside and outside of Kissing Camels. All of this creates more work for your association, from security and wildfire response to infrastructure and roads... and the attendant increasing costs. This is within the broader context of much higher inflation and an uncertain economy. There has never been so busy a time within Kissing Camels Estates and this torrid pace will continue over the next few years.

All of this leads me to the subject of volunteers. They are the lifeblood of all that is good about our association, doing the many hours of hard work that we would otherwise have to outsource –

as many community associations do.

The truth is we could hire architects, civil engineers, landscape designers, IT companies, a security firm, and more attorneys to do 90% of the work now assigned to our committees. Is this really what we want?

My firm position is that volunteers do this work better than those to whom we might outsource it and do so for much less cost. It doesn't mean we shouldn't contract for professional assistance on occasion, particularly when we do not have the expertise. But it does mean we will have residents – people who are our neighbors and are vested in Kissing Camels – who do most of the work and make all of the decisions. It's a good model that has served us well.

But...and this is my caution...it will only continue to work if we have qualified residents who are willing to volunteer their time and expertise to help out. We need more residents to step up and engage rather than take for granted that the people who always seem to volunteer will keep doing so. In short, we need YOU. There is no more important priority before us than to refresh and revitalize our volunteer force.

Finally, let me also tip my hat to Community Manager Diane Hampson and her crew for supporting the board and dealing with more flak than I think anyone here can possibly appreciate. As my good friend and neighbor Chuck Fogelman told me once, "The problems of KCPOA never sleep." Indeed, they don't. Diane and her team are our first responders. A particular highlight was their fast work on weekend time through two freak storms to facilitate community cleanup and recovery. Thank you!

Matt A. Coleman
KCPOA President