

# Annual Meeting



KISSING CAMELS  
PROPERTY OWNERS ASSOCIATION

August 31, 2022 5:30-6:30pm  
Three Graces Meeting Room at GGC

## AGENDA

1. Call to Order, Proof of Notice, Establish Quorum
2. Approval of 2021 Annual Meeting Minutes
3. Nominating Committee Report – Luke Travins, VP
  - Candidate Introductions: Steve Durham, Tim McMahon, Barbara Rist
  - Nominations from the Floor
4. Election of Directors
5. Recognition of Retiring Board Members – Thank you!
  - Marie Parkinson, Bill Sanden, Sandi Swinford
6. Year in Review – Matt Coleman, President
7. Committee Reports
8. KCPOA Community Service Awards
9. Members Open Forum
10. Adjournment

# Meeting Conduct



KCPOA meeting conduct policy applies

- Meeting is open to every KCPOA member  
(In person and On line if enabled)
- Open Forum following presentations  
(as time permits)
  - Time limit per member to speak: 1 opportunity, 3 minutes  
*(Please use the mic so all present or listening in can hear you)*
  - Signup sheets will determine order of member speakers
  - Member conduct policy – ***decorum, courtesy, respect for others' time***

Play nice !



# Nominating Committee Report



Luke Travins, Chair  
Brad Harvey, Member  
Kevin Patterson, Member

1. Candidate Introductions:  
Steve Durham  
Tim McMahon  
Barbara Rist
2. Nominations from the floor?
3. Election of 3 Directors

# Retiring Directors

## Marie Parkinson

Board Secretary  
Covenant Committee Chair

## Bill Sanden

Board Treasurer  
Finance Committee

## Sandi Swinford

ARC Liaison  
ARC Task Force/Design Review  
CALM Liaison



*Packin' up and movin' on....*

*Huge thanks for all you have done and  
continue to do for our community!*

# 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***

# Finance Committee Members



**Mark Holthouse, Co-Chair**

**Lynn Kehler, Co-Chair**

**Paul Clarkin**

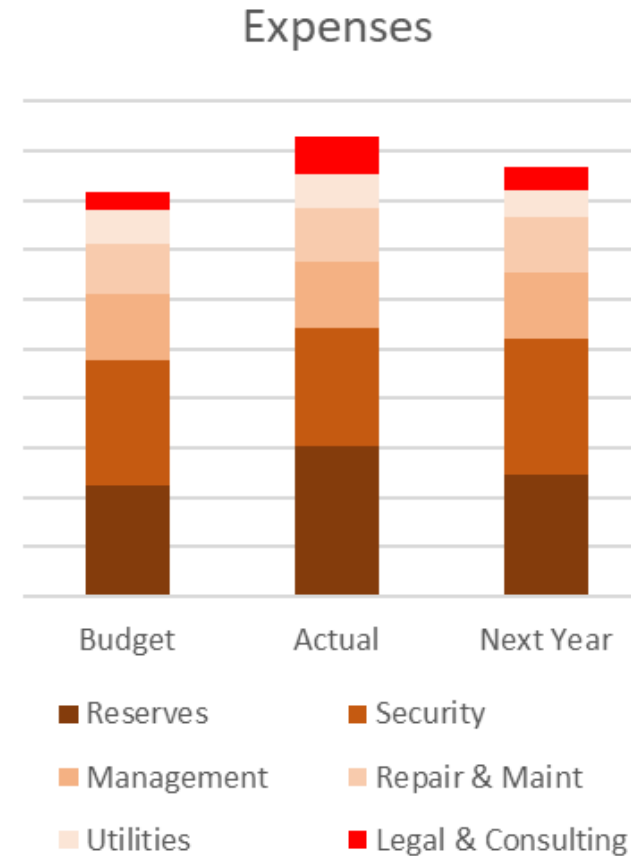
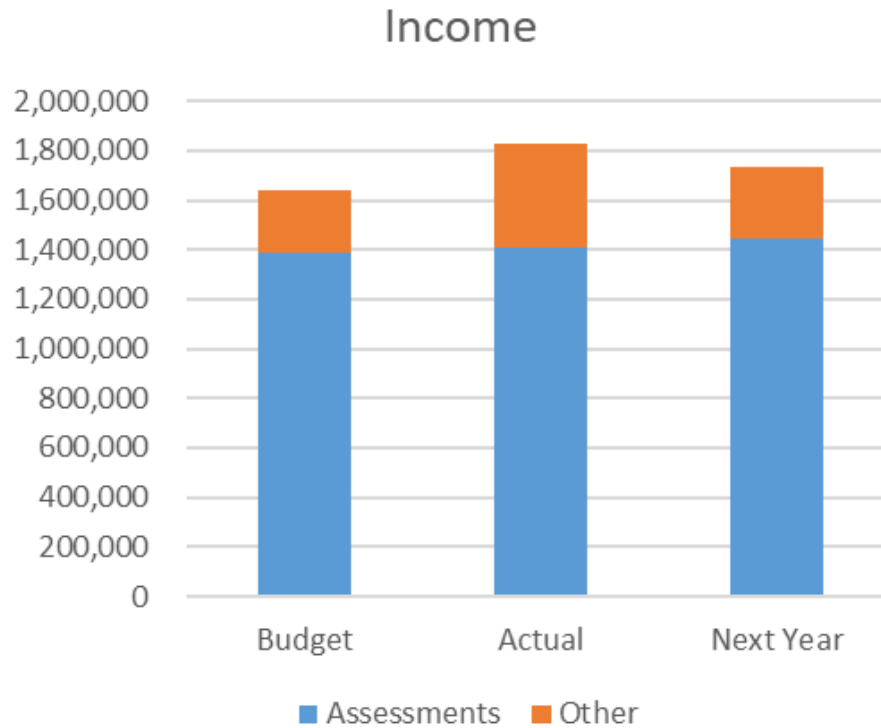
**Steve Erickson**

**Leroy Hoelting**

**Bill Sanden**



# Finance Committee Report



- Every year: Define and manage to budget
- Next year: Update reserves funding plan based on independent Reserve Study for 2023-2052

# Infrastructure Committee Members



**Dick McCaskill, Chair**

**John Frank**

**Mark Holthouse**

**John Hurwitz**

**Bud Ingels**

**Ron Johnson**

**Carl Smith**

**Bruce Barbarick / Asphalt Consultant**

**Mark Stritzel / Construction Consultant**





# Infrastructure Committee Report



## 2021-2022 Accomplishments

- RRP1/4 Development and Haul Road Agreements with Toll
- Drainage Study and Plan
- Updated 10 yr Road Maint Plan
- \$400K in road maintenance
- NorthPointe/Westgate monitoring of infrastructure
- Admin upgrades and pilot of “Knowledge Base” for IC tracing

## 2022-2023 Priorities

- Fund and implement drainage projects on a priority basis
- Developer/Toll compliance RRP1/4
- Westgate/NorthPointe infrastructure acceptance if/when qualified
- Seasonal road maintenance projects
- Review Signature Point roads for acceptance
- Continue buildout of “Knowledge Base”

# Architectural Review Committee Members



**Barbara Rist, Chair**

**Scott Hente**

**Sandi Swinford**

**Fred Van Vurst**



# Architectural Review Committee Report



## 2021-2022 Accomplishments

- Focus on *Serving the Homeowner*
- Improved Communications & Documentation
- Multi Unit Development / Toll
  - *31 New Builds; 17 Remodels*
  - *33 Landscape Projects*
  - *12 Home Models w/28 Elevations*

## 2022-2023 Priorities

- Focus on *we can do even better!*
- Enhance Design Guidelines
- “Best Practices” Construction Growth Management/Admin
- Grow the ARC *TEAM*:
  - *Architecture*
  - *Landscape*
  - *Design & Construction*

# CALM

## Committee Members



**Brad Harvey, Chair**  
**Carol Cannon**  
**Larry Entwhistle**  
**Kathy Holdridge**  
**Sue Neill**  
**Sandi Swinford**



# CALM

## Committee Report



### 2021-2022 Accomplishments

- Changed name to reduce confusion
- Improved Holiday decorations
- Maintained donation benches
- Approved LS plans for RRP1 and RRP4
- Coordinated Cleanup from wind/snow storms
- Added flowers and plantings to north and east gates, and Herb's corner
- Purchased and maintained all flower beds
- Refreshed mulch
- Monitored Timberline contract

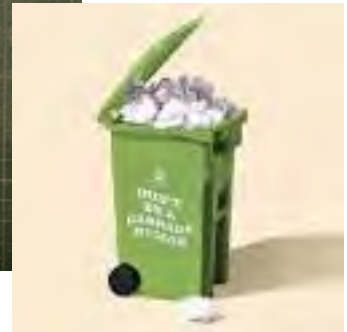
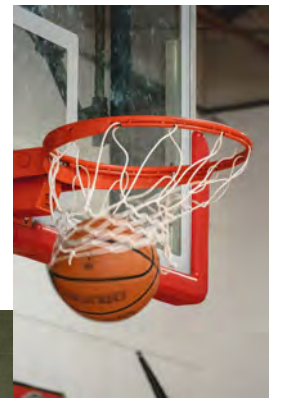
### 2022-2023 Priorities

- Nature Trail connection to RR
  - Existing is used regularly
  - Aids in security of the community
- End caps on Hill Circle by the Park and Camels Ridge
  - Remove the vegetation that cannot survive
  - Add medium boulders
  - Add low voltage lights to aid in wintertime visibility of the median (pending)
- Xeriscape Common Areas

# Covenant Committee Members



- Marie Parkinson, Chair**
- Jason Akovenko**
- Lyn Hente**
- Dave Parrish**
- Ken Rodrigues**
- Jerry Schaefer**



# Covenant Committee Report



## 2021-2022 Accomplishments

- Revised policy on Flags & Signs
- Implemented new policies prompted by HB22-1137:
  - *Covenant Enforcement*
  - *Collections*
  - *Conduct of Meetings*
- Communicating policies to members in multiple media
- Hearings on complaints and violations

## 2022-2023 Priorities

- Communications on Rules and Policies via multiple channels
- Proposal to clarify language regarding “portable basketball hoops” to EB
- Clarify policy regarding vacant lot maintenance and mowing
- Continued enforcement and hearings, as needed

# Security & Communications Committee Members



**Luke Travins, Chair**

**Brad Harvey**

**Ron Johnson**

**Chuck Jordan**

**Del Wedge (CSPD, Ret)**

**Bekah Wisham (CSFD)**

**Fletcher Howard / Advisor**

**Ivan Cubelli / Site Supervisor**





# Security & Communications Committee Report



## 2012-2022 Accomplishments

- Professional Security Audit
- Upgrades to cameras, fencing, landscaping, and procedures
- Toll site / traffic procedures
- Took on Communications Role
- New Website
- Enhance Community Alerts

## 2022-2023 Priorities

- Wildfire Mitigation and Planning
- Continue audit implementation with security enhancements
- Monitoring commercial and transient activity outside perimeter

# Community Service Awards



Established by the board to recognize individuals whose long term volunteer involvement, ethical conduct, collegial and constructive actions *epitomize what it means to be a contributing and helpful volunteer within KCPOA...truly “above and beyond.”*



# Members Open Forum



Courtesy and Decorum

1 Comment – 3 Minutes

Be recognized by the Chair

Identify yourself

Use the microphone





# Adjournment

Please consider dining upstairs at the Garden of the Gods Club, with appreciation for ownership making the Three Graces facility available for our meeting.

On behalf of your Executive Board and our Committees,

**THANK YOU for the opportunity to serve.**