



Kissing Camels Property Owners Association, Inc.  
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
MEETING  
September 15, 2022

MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 2:00 PM.

Establish Quorum – Quorum was established.

Committee Chair	Brad Harvey	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 – Matt Coleman, Board President

**Review & approve minutes of August 10, 2022**

A motion was made to approve the minutes of August 10, 2022, as submitted. (Holdridge / Cannon). Motion passed. The minutes from September 15, 2022, will be compiled by Allie Johnson and emailed to committee members for approval.

**Committee Updates –**

**1. Committee Updates –**

- a. Matt Coleman thanked the committee for their hard work and spoke of the need to recruit more volunteers for all committees.
- b. Matt also spoke of the committee's need to be aware of fire mitigation needs in the common areas as neither KCPOA nor Colorado Springs have an emergency evacuation plan in place.
- c. It was announced that Sandi Swinford had dropped off the committee.
- d. Brad Harvey thanked all members of the committee for attending in person.

**2. Community Manager Report –**

- a. Areas along Viridian Drive have been resodded.
- b. Overseeding was done to other areas of the community.
- c. The installation of the landscape buffer along RR1 and RR4 has started.
- d. August lot mows and native areas were completed.
- e. A motion was made (Harvey/Cannon) to have Brad and Larry visit the RR1 site to pick out boulders needed for projects. It was decided that they would

choose three boulders, one large boulder and two small ones, for use in the endcaps, also one boulder for Herbs Corner.

### **3. Updates – Ongoing Projects**

- a. Endcaps
  - a. Phase 1 of the endcap project is complete.
  - b. The committee is waiting for a report from the electrician about lighting the endcaps.
- b. Trails Connection to the Red Rocks Developments
  - a. A trailhead appeared in RR1 that was not located in the area agreed to and marked by the committee and Toll Brothers. Carol Cannon will go out to RR1 and replace the missing marker that was previously used. Carol will also investigate who removed the marker and installed the trail in the wrong place.
- c. Timberline Discussion
  - a. The committee agreed that Timberline's quality of work has improved significantly.
  - b. The committee decided to request a set schedule of what work will be done and by when in the next contract.
- d. Fall Planting
  - a. A motion was made (Holdridge/Cannon) to accept The Copper Trowel's proposal to rejuvenate the 14 potentillas inside the East gate. The motion carried.
  - b. A motion was made (Holdridge/Entwistle) to accept The Copper Trowel's proposal to plant 21-one-gallon yellow mums and three black bowl pots at Herbs Corner. The motion carried.
- e. Additional Updates
  - a. Christmas lights – Diane will schedule a meeting with Eric, Kevin, Kathy, and Rocky to discuss the electrical system in connection to the community's Christmas Lights.
  - b. It was decided that the Christmas light schedule would be to have the lights installed/put up by October 15<sup>th</sup>, turned on by November 15<sup>th</sup>, and have them removed/torn down by February 15<sup>th</sup>.
  - c. The gas lights project at the main gate is on hold for now.

4. **Adjourn** - The meeting was adjourned at 3:01 PM.

Next Meeting: Thursday, October 20, 2022, at 2:00 PM.