



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING
November 17, 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	Absent
Committee Member	Sue Neill	Present

Diane Hampson, KCPOA Community Manager was also in attendance.

Introduction of guests

Review & approve minutes of September 15, 2022

A motion was made to approve the minutes of August 10, 2022, as submitted. (Neill/Entwistle). Motion passed. The minutes from November 17, 2022, will be compiled by Allie Johnson and emailed to committee members for approval.

Committee Updates –

1. Community Manager Report –

- a. Diane requested as-built drawings for the irrigation system from Garden of the Gods. Replacing the irrigation system is very cost-prohibitive, so Diane is asking for the as-builts to determine whether repair work is required or if irrigation replacement will be necessary
- b. Diane asked for Pam to flesh out some ideas for xeriscape at the north gate
- c. The system was blown out for the year
- d. Diane approved the winter watering proposal

2. Updates – Ongoing Projects

- a. Holiday Lights
 - a. Trunks are supposed to be wrapped, which is currently being done
 - b. Horseshoes were hung at the gate
 - c. All other garland and swags are fluffed and ready to be hanged
 - d. Kathy needs help to hang décor, scheduled for 11/22/22
 - e. Fall flower pots will also be changed to Christmas themed flowers
- b. Trails
 - a. Toll Brothers agreed to relocate the trail head to the original location as cited on the map

- c. Endcap Project
 - a. **A motion was made to approve the lighting for the endcaps for \$4200 (Harvey/Holdridge). Motion carried**
 - b. **A motion was made to approve NTE \$2700 to move the boulders from Toll Brothers property to the endcaps (Harvey/Entwistle). Motion carried.** Larry and Brad will select the rocks.
- d. Volunteers
 - a. CALM needs two additional members to fill the CALM roster. Diane will invite the volunteers to the next meeting
- e. Reserve Discussion
 - a. Brad prefers to have a higher maintenance budget than have a reserve budget and discussed with the Committee its preference. Examples of capital components include:
 - i. Leveling the Nature Trail parking lot
 - ii. Landscape Architect to xeriscape the common areas
 - iii. Remove large junipers and replace with xeric plantings

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

Next Meeting: Thursday, January 19, 2023, at 2:00 PM.