



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING
June 15, 2023
MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 1:58 PM.

Establish Quorum – Quorum was established.

Committee Chair	Brad Harvey	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Present

Mindy Gutierrez, KCPOA Community Manager was also in attendance.

Introduction of guest Barbara Rist, Executive Board Member, Chair of ARC

Review & approve minutes: May 18, 2023

A motion was made, seconded and passed to approve the May 18, 2023 minutes as presented. Brad Harvey reported that Carol Cannon has verbally resigned from this committee, she will send her written resignation.

Community Manager Update

Mindy reported that the termination of the Tall Timbers contract is complete. Timberline is approved to complete tree trimming, fertilization and beetle control. The Xeriscape plan for the North gate was not approved by the Executive Board, it exceeds the budget for this year. This will be budgeted for 2024. North of the gatehouse on Mesa Road and the east gate were power washed on 6-9-23. The organic material on the wall could not be removed with the power wash, a stone specialist will need to be contacted for additional work. The mowing of the lots cannot be completed until the end of the month, there has been too much rain to get this work done. A site visit was completed with Pam Gilpatrick on June 14, 2023, the community looks healthy and green, some regular maintenance is delayed due to the torrential rain storms.

Old Business

1. Tree Care North Gate: Additional trimming is needed in the shrub bed in this location.
2. Pillars Main Gate: The two broken gas lanterns have been removed. The flower pots are scheduled for installation the week of June 19.

New Business

1. Path on Hill Circle by the Retreat: Timberline provided an updated bid for \$10,213 to install a granite rock path along Hill Circle at The Retreat subdivision. CALM recommends approval to the EB, this will be on the EB agenda next week.
2. Clean up Nature Trail: Mindy and Timberline reviewed the trail for dead wood. CALM approved the bid from Timberline for \$4995 to cut and remove dead trees and branches.
3. Review Native Grasses for POA use: Various types of grasses were reviewed as a replacement for the Kentucky Blue Grass. Other native grasses are more sensitive to chemicals used for snow removal. CALM approved keeping the Kentucky Blue Grass in the medians and on both sides of the sidewalk.
4. Review Policy to maintain Perimeter: At the request of the Executive Board, Barbara Rist was asked to draft a policy to maintain the perimeter of Kissing Camels. Owners have expressed concern about the entry gates, Mesa pathway and perimeter areas where residents have allowed their plant material to grow through perimeter fencing. The Executive Board agreed that the CALM committee would be appropriate to get routine maintenance established for all common areas and then create an inspection schedule to be sure all areas are properly maintained. Ownership of the Mesa wall, pathway, and other areas must be determined before a policy can be adopted. Additional meetings are scheduled to determine this. The policy will be included on the next CALM agenda.
5. New committee members are needed, the current committee members were asked to begin the recruitment process and report back at the next meeting.

The meeting adjourned at 3:02 p.m.

Next Meeting: Thursday, July 20, 2023, at 2:00 PM.