



COVENANT COMMITTEE MEETING

September 27, 2023

1:30 p.m.

LOCATION: KCPOA Office and Zoom Video Conference

*****AGENDA*****

Join Zoom Meeting

<https://us02web.zoom.us/j/81843303214?pwd=YkJiK0hHVXR4b1N2SWdzWTFNZ1FBdz09>

Meeting ID: 818 4330 3214

Passcode: 934530

NOTE: ALL KCPOA Board and Committee meetings are open to residents

Jerry Schaefer	Chairperson
Wendy Pechero	Member/EB Liaison
Cathy Steele	Member
Jason Akovenko	Member
Lyn Hente	Member
Tim Sullivan	Member
Tom Aley	Member

1. Call to Order
2. Establish Quorum
3. Introduction of Guests: Deanna Martz
4. Resident questions and comments
5. Approve Minutes
 - Approval of July 19, 2023 Minutes
6. Covenant Enforcement updates
 - Violations Report Review
 - Recommendation on 1690 Hill Circle, Public Safety violation, Fire Hazard
7. New Business
7. Old Business
8. Adjournment
9. Next Meeting: December 13, 2023 1:30 pm

Mindy Gutierrez

From: Deanna Martz <familyracquet@comcast.net>
Sent: Wednesday, August 30, 2023 3:29 PM
To: Mindy Gutierrez
Subject: Re: 3131 Rockbrook Lane

The weeds continue to grow on this property. They're is a green hose placed across the roof into the gutter. Now there is a Waste Management trash can on the front porch.

This house abuts our property. This disgusting mess is in Kissing Camels.

What is the status please?

Deanna Martz

On 08/22/2023 12:31 PM MDT Deanna Martz <familyracquet@comcast.net> wrote:

Mindy:

Have you had an opportunity to visit this site?

Deanna Martz

Mindy Gutierrez

From: John L. Pudaite <jlpudaite@yahoo.com>
Sent: Saturday, September 2, 2023 1:09 PM
To: Mindy Gutierrez
Subject: Re: 3131 Rockbrook Maintenance concerns

Hi Mindy,

Thanks for your email. I have to admit that I didn't see the email of June 26th. We were traveling a lot during the summer, and then spent about a month in India, just getting back in mid-August, just in time to get the 3 kids back into school. We had the property rented out short-term (April to July) to other KC residents that were having their home remodeled/renovated, and can see that they didn't do much yardwork, if at all.

In any case, just wanted to let you know that my wife and I spent a good amount of time in the last week getting the landscaping cleaned up. We pulled a lot of the weeds, sprayed the back and side yards, and cut the branches hanging over the common area (right-of-way). Please do let me know if we need to trim those branches back further, or up higher. We do have a new tenant who moved in this morning, a bit ahead of our planned schedule to rent it out from October.

As far as the asphalt driveway, we had Seal Coat Solutions (the KCPOA contractor, I believe) give us a price quote on the driveway. Not too bad, but the problem is that they can only get to it in October. :-)

Will try to keep updating, as things develop.

Best regards,

John

On Thursday, August 31, 2023 at 02:44:00 PM MDT, Mindy Gutierrez <mindy.gutierrez@rowcal.com> wrote:

Hi John,

This email is in follow up to the one sent to you on June 26, 2023. The Association continues to have maintenance concerns with your Kissing Camels home, please see the pictures below. We noticed that your driveway is cracking. We wanted to bring it to your attention so you could arrange to have this work scheduled in the future. As you know, the association is constantly scheduling asphalt work. If you are interested in having the Association vendor provide you with a bid, please let me know. A large part of the cost for replacement would be mobilization, if the work is scheduled with other Association work, this cost would be reduced. Please have the weeds sprayed on your property, the limbs that are hanging down on the tree removed, and trimming done as needed. We thank you for your help on these matters and hope you have a wonderful holiday weekend.

Mindy Gutierrez, CMCA®, AMS®

Kissing Camels POA Community Manager



COVENANT COMMITTEE

July 19, 2023

Minutes

Call to Order – The Covenant Committee Meeting was called to order at 1:30 p.m. by Chairperson Jerry Schaefer.

Establish Quorum – Quorum was established.

Member/Chairperson	Jerry Schaefer	Present
Member	Jason Akovenko	Present
Member	Lyn Hente	Present
Member	Tim Sullivan	Absent
Member	Tom Aley	Absent
Member	Cathy Steele	Present

Mindy Gutierrez, KCPOA Community Manager was also in attendance.

Approval of May 17, 2023 Minutes – A motion was made, seconded and passed to approve the minutes from May 17, 2023 with one correction.

Review Compliance Reports: The call log from May 11 to July 12, 2023 was reviewed. Discussion was held on the process for identification of violations and conformance to the laws passed in August 2022. Owners are being called and emailed when alleged violations are brought to the attention of the management office. This provides owners an opportunity to open a dialog on any matters prior to a letter being written.

New Business

1. The current committee members have agreed to serve for the upcoming year. Wendy Pechero will be appointed by the EB as the Board liaison to the Covenant Committee.
2. Review 2022 – 2023 Accomplishments: Jerry Schaefer presented a report showing the Accomplishment for 2022 – 2023 and the 2023-2024 Priorities. He was thanked for his work on the report.

Old Business

3. Exceptions for Covenants: The EB reviewed the CC request for authority to approve exceptions to the Covenants at their meeting on 5-24-23. The request was not approved, this will be discussed at the next meeting with Wendy Pechero.
4. Discussion was held on trash can violations and the landscape installation at Red Rocks
5. Meeting Schedule: The meetings for this year will be held on September 27 and December 13th at 1:30 p.m.

Adjournment – The meeting was adjourned at 3:15 p.m.

Respectfully Submitted by Mindy Gutierrez