



Kissing Camels Property Owners Association, Inc.  
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
MEETING  
August 17, 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
EB Liaison/Member	Dan Chapman	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Present
Committee Member	Sheila Brackett	Present

Introduction of Guests: Scott Hente, EB President; Chris Hendren, property owner; Pam Gilpatric, Timberline; Mindy Gutierrez, KCPOA Community Manager.

**Review & approve minutes: July 20, 2023**

A motion was made, seconded and passed to approve the July 20, 2023 minutes as presented (Kathy/Brad).

**Community Manager Update**

Mindy reported that another bid has been received to clean the Mesa wall north of the guardhouse. This will be presented to the EB for review. The ornamental gates at the guardhouse are in process of being powder-coated, they are expected to be installed the week of August 21<sup>st</sup>. The cost for the work is in the Security budget. Dead trees and branches were removed from the Nature Trail on July 10<sup>th</sup>; the parking lot and trail will be mowed and weeded today. The second lot mow was completed on August 15 and 16. The irrigation controller at Hill and Moonrise failed and had to be replaced. The bid for \$8,332.94 was approved on 8-10-23. Pam will check the median at the East Gate, it does not appear to have irrigation at this time.

**Old Business**

1. The Tree Care at the North Gate is complete.
2. Policy to Maintain Perimeter and Common Areas: Brad reported that he believes it is premature to adopt the policy as presented by Barbara Rist. There are ownership issues that need to be identified, the Association does not own or have an easement to maintain the perimeter wall on Mesa. There will be no quick solution on this matter.

**New Business**

1. Change to Battery operated hand held landscape equipment: An owner suggested the Association switch to battery operated handheld equipment for leaf blowers, edge and hedge cutters; and lawn mowers. This was not approved at this time, the Association does not have the funds to change out the equipment, the technology needs more work. Pam is attending seminars on the latest equipment and will report back to CALM with updated information at the next meeting.
2. Pet Stations Red Rocks: A request has been made for the installation of pet stations at the new communities. The committee agreed that the project needs to be 50% built out before any new stations are installed. There are pet stations on Hill Circle that can be used now.
3. Christmas Light Proposal: The bid from Timberline for Christmas Décor was reviewed. A motion was made, seconded and passed to give Kathy Holdridge the authority to review and make changes to the \$25,469.35 proposal (Brad/Sheila). Scott Hente will sign the contract once it is completed to Kathy's satisfaction. This does not need to be approved by the EB, there is a \$26,500 line item in the current budget for Holiday Lighting.
4. Flagstone Rocks at the North Gate were approved to be repositioned.
5. The trees along Grand Market were approved to be trimmed.
6. A Volunteer Application from Chris Hendren has been received. The CALM recommends that she be appointed to the committee.

Next Meeting: Thursday, September 21, 2023, at 2:00 PM.

Adjourn: The meeting was adjourned at 2:29 p.m.