



Kissing Camels Property Owners Association, Inc.  
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
MEETING  
September 21, 2023  
MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 2:03 p.m.

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: Pam Gilpatric, Timberline; Mindy Gutierrez, KCPOA Community Manager.

**Review & approve minutes: August 17, 2023**

A motion was made, seconded and passed to approve the August 17, 2023 minutes as presented (Dan/Kathy).

**Community Manager Update**

Mindy reported that the Guardhouse ornamental gates have been repaired, powdercoated and re-installed. The native mow was completed on September 1<sup>st</sup>. Dead flowers at the North gate were replaced under warranty by Timberline. The irrigation outside the East gate is not controlled by Timberline and has been repaired. The tree in the roundabout outside the East gate is scheduled to be fertilized. The irrigation on Hill Circle is working great with the new controller.

**Old Business**

1. The Holiday Light proposal has been completed to Kathy Holdridge satisfaction. The bid is per budget and has been signed and sent to Timberline. Kathy will contact her volunteer group to help with the decorations that she installs.
2. The dead branch at Hill Circle on the SE corner needs to be removed.
3. The bench at Coyote Point Drive needs to have weeds removed.
4. The stone border at the East Gate needs to be placed properly, the Spruce tree blocking the RFID reader needs to be trimmed.
5. A third native mow will be scheduled in October.
6. Timberline has been contacted to see if they offer a Beetle Spray discount to owners.

### **New Business**

1. A snow removal bid from Timberline has been received. The cost is approximately 10% higher for labor than last year. The contract is for snow and ice control as needed. Snow marker installation is included in the price. A motion was made, seconded and passed to approve the proposed increase in cost and keep the standards the same as last year (Brad/Sue). The committee members agreed that Timberline has been doing a great job.

Next Meeting: Thursday, October 19, 2023, at 2:00 p.m.

Adjourn: The meeting was adjourned at 2:46 p.m.