



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING
October 19, 2023
MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 2:07 p.m.

Establish Quorum – Quorum was established.

Committee Chair	Brad Harvey	Present
EB Liaison/Member	Dan Chapman	Absent
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Present
Committee Member	Sheila Brackett	Present
Committee Member	Chris Hendren	Absent

Mindy Gutierrez, KCPOA Community Manager.

Review & approve minutes: September 21, 2023

A motion was made, seconded and passed to approve the September 21, 2023 minutes as presented (Sheila/Sue).

Community Manager Update

Mindy reported that Timberline will provide a 10% discount on bark beetle applications for owners if 5 or more owners are interested. The committee agreed that no additional mowing is needed for the lots or native areas this year. Beth Ross wrote a letter to the committee regarding the benefits of natural grass and trees rather than rock and xeriscape. The committee agreed that the association does not have the resource allocation to add additional turf grass to the existing common areas. The letter was also given to the ARC, they review the landscape plans for homes. Nikki Rosa requested a sidewalk installation along the road to the East Gate. The East Gate is not a pedestrian gate, the SCC and IC can review and provide their view. A Townhome owner would like to install a memorial bench. It would need to be located on the Townhome common area, KCPOA will not be sharing in any of the cost. Kathy agreed to find the vendor used for the benches in the past.

Old Business

1. Brad reported that he met with Al Watson and Mark Stritzel to inspect the landscape installation by Toll Brothers. Three dead ponderosa pine trees will be replaced at the entry. The trees installed on the north end of RR1 are on homeowner land, not common space. RR4 is irrigated with potable water.
2. Two dead trees by the tennis courts will be removed by GOGC.
3. The Timberline snow removal bid was approved by EB.

4. Kathy reported that Timberline will deliver the decorations on November 20th and begin installation. Kathy will get volunteers for November 21 and 22 to fluff the decorations, the volunteers will hang décor on November 24th and 25th.
5. Maintenance is needed outside the East Gate and inside the East Gate. Timberline and The Park will be contacted as needed. Inside the East Gate, the tree branches are so low cyclists need to stay towards the center of the road.

New Business

1. Scott Hente has asked for a five year budget for CALM. The total expenses annually will be calculated from prior years. Summary data for operating and reserve expenses will be provided. Kathy and Brad will work with Mindy to provide this information. It was noted that the irrigation system is old and will be replaced/repaired as needed.
2. A bid from Timberline has been requested to link the Nature Trail to RR1. Toll Brothers has started the connection and used 3-4" steel edging and a "pour" product instead of dirt. Brad would like to obtain a bid to make the entire trail look the same. Multiple bids will be needed.

Next Meeting: Thursday, November 16, 2023, at 2:00 p.m. Sheila will not be able to attend.

Adjourn: The meeting was adjourned at 3:26 p.m.