



Kissing Camels Property Owners Association, Inc.  
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
MEETING  
January 18, 2024

MINUTES

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 1:59 p.m.

Establish Quorum – Quorum was established.

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

Mindy Gutierrez, KCPOA Community Manager.

**Introduction of Guest**

Ann Murphy was introduced, she has filled out a Volunteer Application to serve on this committee. A motion was made, seconded and passed to recommend her appointment to the CALM committee.

**Review & approve minutes: November 16, 2023**

A motion was made, seconded and passed to approve the amended November 16, 2023 minutes as presented (Chris/Sheila). The inventory of the valve boxes has not been received from Timberline as of this date. Discussion was held on the connection of the Nature Trail to RR1, stairs may be considered in the future.

**Community Manager Update**

Mindy reported that the Winter Watering contract with Timberline was approved by the EB. The connection of the Nature Trail to RR1 by Timberline was approved by the EB. Tree trimming on Hill Circle was completed on January 16<sup>th</sup>. Camels Ridge trees have not been trimmed and are still hanging into the road. The manager for Camels Ridge will be contacted. The Russian Olives on Sunnybrook will be checked to be sure they were trimmed.

**Old Business**

CALM Budget was prepared by Brad and Kathy. All members were invited to join in the process. Brad reported that he has requested that some of the operating account line items be combined as they are very similar, it appears a lot of time is wasted reclassifying expenses. Proposed Capital Projects were discussed as follows:

1. Irrigation rehabilitation needs to be budgeted, the system was installed in 1960. Brad's estimate is \$10K per valve box to have them rebuilt. \$100K would allow for 10 to be rebuilt over a period of time. Costs and estimates will be refined as Brad obtains additional information.
2. Improve Nature Trail: Costs will be obtained on adding steps to the Hillside area. It was noted that there is no area available for a dog park. Costs will be obtained to regrade the parking area to allow for roll off dumpsters in the Spring and Fall for owner use. The parking spaces would be improved with the breeze material. There is currently no location for roll off dumpsters, they were placed in the Red Rocks area prior to the onset of construction.
3. Signage should be removed from the CALM budget.
4. Fencing should be removed from the CALM budget.
5. A common theme should be developed for xeric conversion in the future. This could be completed in stages and will be reviewed by CALM. Plants and trees that die can be replaced with more drought tolerant species.
6. The proposed breeze path by Golf Course Maintenance will not be pursued. This was not deemed to be a priority.

### **New Business**

1. Holiday decorations should be removed by January 31, 2024. This will be included in the Friday message.

Next Meeting: Thursday, February 15, 2024, at 2:00 p.m.

Adjourn: The meeting was adjourned at 3:00 p.m.