



**Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES**

February 15, 2024

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 1:58 p.m.

Establish Quorum – Quorum was established.

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

Mindy Gutierrez, KCPOA Community Manager.

Introduction of Guests

Susie Hunt of The Copper Trowel and Pam Gilpatric of Timberline were introduced as guests.

Review & approve minutes: January 18, 2024

A motion was made, seconded and passed to approve the January 18, 2024 minutes as presented (Sheila/Kathy).

Community Manager Update

Mindy reported that the EB appointed Ann Murphy to serve on the CALM committee. The Russian Olive trees on Sunnybrook were trimmed in December. The juniper trees on Hill Circle that need trimming will be completed with the Maple trees later this month. Not all trees on Hill Circle were trimmed in January, the juniper trees are KCPOA property, not Camels Ridge.

Unfinished Business

1. Pam reported on her progress on the inventory of the valve boxes. She met with the Timberline irrigation technicians who believe that the irrigation lines were installed in the mid 1990's and should last 50 years with normal wear. She suggested that KCPOA wait to have the water turned on to make the assessment, the end of April. This will save time and money. The pressure on Hill Circle is too high, a pressure reducing valve was installed last year by RR1. The golf club pressure is triple the KCPOA pressure. High water pressure compromises the irrigation system. Grand Market Place irrigation is new with the Toll

development. Brad asked Pam to provide a list of the valve boxes and an opinion on whether they need to be removed, replaced or rebuilt. Pam agreed to do this as part of her report and provide maps. This will allow CALM to forecast costs in the future. Sprinklers will be replaced as needed. As construction ends, there will be less dirt and rocks in the system. RR1 uses non-potable water for the common area, RR4 uses potable water at this time. Discussion was held on satellite based irrigation controllers that will be less expensive. Battery operated controllers are very common.

2. Brad reported on his inspection of RR4 with Al Watson, Mark Stritzel and Bud Ingels on February 14th. As built plans, plant, and tree lists are available. Landscape turnover to KCPOA is approved by Brad. A rock or border of some type is needed for approximately 80 yards between the RR4 monument sign running south on the east side of Hill Circle.

3. Brad continues to work with Kathy on the landscape budget as information is received. The Fillmore construction gate will be converted to a resident gate, the design is being worked on now. IC and ARC are coordinating this work, not CALM. Roll gates will be used instead of swing arms.

New Business

1. A motion was made, seconded and passed to approve the Timberline landscape contract that will begin on April 1, 2024 (Kathy/Sue). The specification is the same, the cost has increased 6%. This recommendation will be included on the EB agenda later this month.

2. Sheila will take over the flower planning from Kathy Holdridge. Sheila will use more drought tolerant plantings as directed. Pam will provide a bid to install a border at the North gate, the area is very wet and nothing can grow. Susie provided a plan for flower planting for the upcoming year. Pictures and plans were reviewed. Susie was complimented for the great work she has done for KCPOA. The cost of the plan for this year is \$23,803. The budget for this year is \$18,500. Susie was asked to review her plan and reduce the cost. The CALM agreed to review any new bid by email if needed.

3. A Xeriscape meeting will be held at CSU Mesa Conservation Center on February 29th at 5:30 p.m. The information will be forwarded to the committee members, Sheila and Susie agreed to attend.

Next Meeting: Thursday, March 14, 2024, at 2:00 p.m.

Adjourn: The meeting was adjourned at 3:05 p.m.