



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

March 14, 2024

Call to Order– At the direction of the Committee Chair, the Zoom meeting was called to order at 2:00 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	Absent
Committee Member	Ann Murphy	Present

Mindy Gutierrez, KCPOA Community Manager.

**Review & approve minutes: February 15, 2024**

A motion was made, seconded and passed to approve the February 15, 2024 minutes as presented (Sheila/Ann).

**Community Manager Update**

Mindy reported that the EB approved the Timberline Landscape contract to begin on April 1, 2024 as recommended by the CALM Committee. The dog waste removal vendor was on property March 1, 2024, the cost was \$1,500. Owners will be notified of this expense in the Weekend Update tomorrow. The Juniper and Maple trees were trimmed on February 23<sup>rd</sup>. Discussion was held on the CSU Xeriscape Meeting held on February 29<sup>th</sup> and the notes provided by Chris.

**Unfinished Business**

1. The committee members agreed to review the property to find a small test area to switch from turf to natural grass. It will take three years to properly fill in, but the committee would like to see how it looks, the transition time, etc.
2. Brad would like to see xeriscape used at the Fillmore gate when it is converted to an owner entry.

3. Brad continues to work with the Finance Committee on the landscape budget as information is received. Pam has reported that the current irrigation pipes should last an additional 10 – 20 years. The valves will be rebuilt and replaced as needed. A Capital Budget will be set up to cover these costs. The only proposed conversion of landscaping scheduled for this year will be the limited scope test area for the natural grass.

### **New Business**

1. Sheila noted that CSU provides a free irrigation evaluation. They are getting booked up and this should be done soon. CSU also provides a one time \$10,000 grant funded rebate directly to the contractor for an irrigation update. Timberline is an approved contractor for this. This could be used this year for starting our irrigation planning.

2. Sheila stated that a neighbor had a drone at her front window. This was reported to security, the POA and the police. Brad noted that all drone pilots have to be registered.

Next Meeting: Thursday, April 18, 2024, at 2:00 p.m.

Adjourn: The meeting was adjourned at 2:42 p.m.