



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

April 18, 2024

Call to Order– At the direction of the Committee Chair, the 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	Present
Committee Member	Sue Neill	Absent
Committee Member	Sheila Brackett	Present
Committee Member	Chris Hendren	Present
Committee Member	Ann Murphy	Present

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

**Introduction of Guest**

Pam Gilpatric of Timberline Landscape was introduced.

**Review & approve minutes: March 14, 2024**

A motion was made, seconded and unanimously passed to approve the March 14, 2024 minutes as presented.

**Community Manager Update**

Mindy reported that the dumpsters were delivered on April 4<sup>th</sup> and removed on April 15<sup>th</sup>. If the golf club allows KCPOA to use their property again for this use, larger dumpsters will be used. Mindy will check on costs for dumpsters that are 8 feet high to prevent landscape trucks from dumping into the dumpster. CALM would like the service to be offered in October and April. Successful storm clean up and pine tree insecticide application was completed on March 29<sup>th</sup> by Timberline.

**Unfinished Business**

1. The updated Copper Trowel bid for \$21,000 was approved by email. This bid will be recommended for approval to the EB at their meeting next week. Discussion was held on changing the planting for the pots on Herb’s Corner. CALM would like to change the planting to cactus if possible. Sheila will talk with Susie on plants, Pam will talk with Susie on irrigation changes. Chris suggested that CALM review the CSU Xeriscape section for ideas on cactus that will survive in this zone.

2. The committee agreed they would like to provide a showcase of different plant palettes within a cohesive theme and color throughout KCPOA. Discussion was held on the native grass planted on the hillside inside the East gate and the planned xeriscape installation for Fillmore gate when it is converted to a resident gate. Wildflowers were discussed as an addition to the native grass locations.
3. The Nature Trail connection to the Red Rocks community is scheduled for April 22<sup>nd</sup>.
4. Pam stated that the irrigation for the golf club has been turned on. Timberline will activate the KCPOA irrigation system on April 23<sup>rd</sup> to evaluate for problems. Bids will be provided on necessary repairs. Irrigation will be turned on for the association on May 1. The valve inventory will then commence. Brad encouraged Pam to recommend preventative maintenance measures for the system.
5. Brad congratulated and thanked the committee members for their good work in keeping the CALM expenses favorable to budget. Brad is working with Mark Holthouse on the budget for the upcoming year for operating and reserve expenses.
6. Sheila suggested that the north gate island be converted to xeriscape as a test location now. Mindy will contact CSU to obtain a water audit for the turf grass area at the north gate. CSU is providing rebates of up to \$10K for conversions reviewed and approved by them. Pam will be included in the planning, meetings, etc. She has successfully obtained rebates for other associations her company services.

Next Meeting: Thursday, May 9, 2024, at 2:00 p.m. The May 16<sup>th</sup> meeting date is cancelled.

Adjourn: The meeting was adjourned at 3:09 p.m.