



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
June 20, 2024

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	Absent
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Absent
Committee Member	Sheila Brackett	Present
Committee Member	Chris Hendren	Absent
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: May 9, 2024

A motion was made, seconded and unanimously passed to approve the May 9, 2024 minutes as presented.

Community Manager Update

The majority of the mulch was installed on May 24th, additional mulch will be installed this Friday. Tree trimming was completed per contract on June 10th. Artificial flowers were approved for installation in the pots on the pillars at the guardhouse as a test location. They will need to be cleaned periodically. Tree removal was discussed at homes, owners do not need permission to remove trees that are dead or diseased.

Unfinished Business

1. Pam was directed to re-sod the strip of yellow grass on the exit side of the East gate.
2. The report from CSU on the North gate was reviewed. The tree trimming as suggested has been done to keep the area clear for irrigation. The most efficient spray heads are already installed at this location. Next year, when the native turf is installed on the island, the watering requirements will be substantially less, that is where KCPOA will see cost savings.

3. Pam reported that Timberline is actively fixing broken irrigation now. The irrigation technician will begin the valve inventory next week. The location of valves, sprinklers, types and approximate age will be included. Anything that cannot be re-built will be identified.
4. Discussion was held with Pam on the installation of wildflower seed. The entrance side of the East gate was discussed as a test area. It currently has above ground irrigation that was installed by Toll Brothers. Wildflower seed mix can be all flowers or a mix of grasses and flowers. All native areas are natural now, Pam can use a product that will remove broad leaf and then broadcast a wildflower mix. A sign stating "Under Construction" will be used if needed.

New Business

1. Sheila agreed to formulate a 10 year plan to remove non-functional turf grasses. She will review KCPOA common areas and identify zones. The medians will be completed in phases. A list of drought tolerant trees will be put together for CALM use going forward. Timberline has an arborist who can provide an opinion. Drought tolerant plants will be used at the Fillmore Gate when it is converted to a resident gate. An irrigation audit will be completed at this gate prior to completing any new planting. It was noted that CSU will audit irrigation for potable water, Timberline will be paid to audit areas with non-potable water.
2. Kathy is soliciting a new member for the CALM committee. She will report back if she obtains a volunteer application.

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

Adjourn: The meeting was adjourned at 2:54 p.m.