



**ANNUAL HOMEOWNER'S MEETING
MINUTES
AUGUST 29, 2024**

Call to order: The meeting was called to order by President Scott Hente at 4:30 p.m.

Proof of notice. The number of residents present for the meeting established proof of notice.

Quorum Established: Over 15% of the members were present in person or by proxy, quorum was established.

Approval of 2023 Annual Homeowner's Meeting Minutes: A motion was made, seconded and carried unanimously to approve the 2023 Annual Meeting Minutes. These minutes will be posted to the KCPOA website following this meeting.

Nominating Committee Report: Tim McMahon

- Three seats are open on the KCPOA Executive Board. The three nominees recommended by the Nominating Committee are Brad Harvey, Mark Holthouse and Scott Hente.
- There were no additional nominations from the floor.

Candidate Introductions and presentations:

- **Brad Harvey** has lived in Kissing Camels for 20 years and currently serves as the Chair of the CALM committee. Brad is running for a first term on the Executive Board.
- **Mark Holthouse** is currently on the Executive Board, serving as Treasurer, and his term has expired. He also sits on the Finance Committee and would like to continue the financial stability of the Association. Mark is running for re-election to the Board.
- **Scott Hente** is also currently on the Executive Board, serving as President, and his term has expired. He stated he is honored to serve, loves the community and appreciates Owner support. Scott is running for re-election to the Board.

Election of Executive Board Directors:

- A motion was made, seconded and passed unanimously, by acclamation, to appoint all 3 candidates to the Executive Board for a 3-year term.

Year in Review: Scott Hente

Prior to this meeting, Scott asked the community for recommendations for recipients for the Community Service Award for this year. He reported that the name that came up many times was Kathy Holdridge. The Executive Board unanimously agreed and Kathy was named as this year's award recipient. Kathy stepped forward to receive her award, she thanked the CALM committee and volunteers that helped with the Holiday decorations.

Scott discussed insurance coverage for the Association. KCPOA was successful in renewing all insurance policies for the upcoming year. Lynn Kehler was thanked for his work on getting bids and coordinating coverage.

Scott also reported on Association communications and that he "Weekend Update" email has been well received by Owners. He asked that Owners continue to reach out to anyone on the board regarding items of interest or to provide input. Most recently, Owners have expressed concerns about traffic control and security. These issues will be reviewed with the Security Committee. Traffic signage will also be discussed with plans to improve their visibility or re-locate the signs altogether, if needed.

FY 2023-2024 Finance Report: Mark Holthouse

Mark thanked Lynn Kehler, the Chair of the Finance Committee, and Leroy Hoelting for successfully managing the interest rates on the Association funds. Jay Kloster and Bernie Schneider were appointed to the committee this year, and volunteers are always welcome. Notable financial drivers for the FY2024-25 budget include:

- No increases to Operating and Reserve Assessments for this upcoming year. Assessment will remain the same as the previous year.
- No increase in insurance premiums. The Alternative Dispute Resolution amendment is credited for keeping premiums under control and reducing the number of potential lawsuits.
- Road work is budgeted and funded from the Reserve account.
- The Association has a 4% surplus in the operating budget. The Executive Board planned to refund the surplus funds to the Owners, in the form of a credit to their assessment POA account.
 - During the Open Forum: Joe Kneib requested that the Board reconsider its decision to refund the surplus assessment to the Owners, preferring instead that the surplus be placed in the Association's reserve fund for future needs. After brief discussion, the Board elected to take a vote on this issue. **The motion was made by Joe Kneib, seconded by Mark Holthouse, and passed to take the excess funds from last fiscal year and put them in the Reserve Account.**
 - Because a vote on this issue was NOT included in the annual meeting agenda, and no election form was sent out prior to

today's meeting, the Board will take the next steps necessary to formalize this decision and fulfill all IRS requirements.

Common Area Landscape Maintenance (CALM) Committee Review: Brad Harvey

Brad stated that CALM is responsible for all common areas owned and maintained by the POA. This includes all common area planting beds, organic materials and ground cover, mulch, trees (in common areas) and the nature trail. Notable accomplishments include the extension of the Nature Trail, which now connects to the Red Rocks subdivision, long-term planning for common area xeriscaping to reduce water consumption, and the development of a mature-tree maintenance schedule that includes deep root fertilization and disease control. Maintenance of the aging sprinkler system is a priority and upgrades are expected in the future. CALM is also responsible for holiday lighting and seasonal decorations. While flowers and holiday lighting are expensive, they are aesthetically pleasing and desired by the Owners. Timberline is the vendor for landscape and snow removal, they do a great job. All members of the committee were thanked for their work.

Infrastructure Committee Review/Update: John Hurwitz

John named committee members and thanked them for their service. 95% of the roadwork scheduled for this year should be completed next week. Cores and engineering work are completed prior to road work. The road plan for future years is on the website and updated annually.

ARC Committee Review: Barbara Rist

Barbara thanked the five members on the committee for all their work. This committee manages all residential construction and landscaping in the community. 64 new construction homes, 21 structural remodels and 44 landscape projects have been completed since last year. There is an unprecedented amount of growth and activity in KCPOA, attributed to the development of the two new subdivisions within the community and the age of existing homes. The Toll Development is anticipated to be complete in August 2025. Barbara reported that Accessory Dwelling Units are now permitted on single-family residential lots, per Colorado law. The Architectural Guidelines have been updated and are in the 30-day review period, they are on the website for Owner comment now. Volunteers are always welcome.

Covenant Committee: Jerry Schaefer

Jerry thanked the volunteers on this committee and reported on the results on the community-wide review of residential structures and landscaping. The committee has adopted a review process and noted that all reviews are conducted from the street only. Less than 25 properties required attention to maintenance and repair issues. He stated that the approved Covenant Committee policy is to contact Owners with a courtesy email about noted issues prior to sending a certified letter as required by Colorado law. This has been received well and issues are being addressed as needed. He thanked the Owners for their participation and cooperation. Jerry also reminded all Owners that pets must be on a leash, or under verbal control, at all times. Pets off-leash, who may approach other Owners, can be intimidating, so it's best policy to keep pets on a leash at all times.

Security & Communications Community Review and Update: Luke Travins

Luke thanked all committee members. He noted that a professional security audit was completed three to four years ago and the results of this audit continue to be the basis for changes and upgrades

to the security of the community. Latest upgrades include the installation of new cameras and the repositioning of existing cameras. Allied Universal is the KCPOA security vendor. The Association continues to evaluate the neighborhood for additional camera installations and new technology is being considered and tested. Discussion was held on ways to decrease tailgating at the East gate often leading to broken gates and security arms. Broken security arms are paid for by the party who did the damage. We are not always able to identify the perpetrator, and sometimes it's an owner, or we charge the owners if it was their vendor but we aren't able to collect from them. The Fillmore construction gate will be converted to a residential gate at the end of Toll Brother construction. Owners were instructed to call 911 for emergencies, not the gatehouse. For interested Owners, Security Committee minutes and agendas are posted on the KCPOA website for Owner review.

Amendment to CC&R's: Steve Durham

Steve reported that the Board is proposing two amendments to the CC&R's. The first is in response to the Colorado law that will now allow two dwelling units on one lot. The Board agreed that Association costs are impacted by the number of homes; every additional home adding to road use, security services, etc. The current CC&R states that there is one assessment PER LOT. The amended CC&R would state that each home on a lot will pay an assessment. The second amendment will change the current CC&R that states that short term rentals and time sharing is permitted. The amended CC&R will state that rentals less than 30 days are not permitted and time sharing is prohibited. The Board is in favor of both amendments, ballots must be returned by September 20, 2024.

Open Forum: Questions and discussion entertained:

- Areas that are owned and maintained by the Garden of the Gods Club. How to get GOGC to remove dead trees in the medians they are responsible for.
- Toll Brothers subdivisions and common area maintenance obligations.
- Creating a KCPOA neighborhood social page.
- KCPOA policy on children driving golf carts. This is prohibited.
- East Gate barrier arm is often broken. Working on way to decrease the time the arm is non-functional after being damaged.
- Number of security personnel on site after 6:00pm. Concern about response time.
- Cyclists on Kissing Camels roads. Are all of them residents? Cyclists are not stopped by Security.
- Crime rate in KCE. Reported to be much lower than city-wide averages.
- Tim McMahon thanked Scott Hente for his leadership, commitment to the community and for listening with an open mind to all opinions.

The meeting Adjourned: 5:57 p.m.

Respectfully Submitted: Barbara Rist, KCPOA Executive Board, Secretary