



**ANNUAL MEETING
MINUTES
AUGUST 8, 2023**

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

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

Quorum Established: 240 members were present in person or by proxy.

Approval of 2022 Annual Minutes- Motion to approve, 2nd, carried unanimously (Clarkin/Ingels).

Nominating Committee Report: Scott Hente

- Two positions were available. The two nominees recommended by the Nominating Committee are Dan Chapman and Wendy Pechero.
- No nominations from the floor.
- **Motion to accept nominees by acclamation, 2nd, carried unanimously (Harvey/Bradley)**

Recognition of Retiring Board Members

- Scott Hente thanked Luke Travins and Matt Coleman for their time and effort on behalf of all Kissing Camels owners. Their contributions are valued and appreciated.

Year in Review: Matt Coleman

- The President thanked the EB and Committee Members for their service.
- The President provided an update on the following:
 - Assessments increased due to inflation and increased cost for Security and Landscape labor force
 - Construction and sales of new properties
 - Security improvements over the past year
 - Government regulations regarding Property Owner Associations
 - The need for new volunteers

FY 2022-2023 Finance Report: Mark Holthouse

- Paul Clarkin was thanked for his work on the Finance Committee, he has resigned.
- KCPOA ended the fiscal year with a net gain of \$64k.
- A motion was made, seconded and passed to approve the Resolution to transfer the excess funds from last fiscal year to the Reserve Account (Holthouse/Walkowski).

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

- Kathy Holdridge was thanked for her work on the Holiday Decorations.

- Landscape costs have doubled due to increased labor costs
- Irrigation system is old and will need to be replaced

Infrastructure Committee Review/Update- John Hurwitz

- The process to accept a development was reviewed.
- The Right of Way restoration policy has been updated and is on the website for owner review and comment.

ARC Committee Review – Barbara Rist

- Design Guidelines have been updated and posted on the website
- Impact Fees and Property Maintenance Fees have been removed
- Toll Brothers projects are approximately 50% built out

Covenant Committee – Jerry Schaefer

- Due to the adoption of new policies based on HB22-1137, owners are called and emailed prior to sending a first violation letter.
- Pending government policies will be closely monitored

Security & Communications Community Review and Update – Luke Travins

- Allied Universal replaced Securitas as the Association vendor on 8-4-23
- Evacuation Manual will be updated and posted on the website
- A wildfire team assessed the property and determined it is safe
- Perimeter fencing is reviewed and repaired as needed
- Improvements identified in the Security Study will be budgeted for in the future

Community Service Awards

- Established by the board to recognize individuals whose long-term volunteer involvement, ethical conduct, and congenial and constructive actions epitomize what it means to be a contributing and helpful volunteer within KCPOA.
- Those homeowners honored are:
 - Ray Walkowski
 - Dick McCaskill
 - Carl Smith

Open Forum: Discussion was held on the East Gate, the Property Maintenance Allocation Agreement with Garden of the Gods Club and Navigators Pond.

The meeting Adjourned: 5:51 p.m.

Respectfully Submitted: Mindy Gutierrez, CMCA, AMS