



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
September 19, 2024

Call to Order– At the direction of the Committee Chair, the meeting was called to order at 2:03 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	Present
Committee Member	Sheila Brackett	Absent
Committee Member	Chris Hendren	Present by Zoom
Committee Member	Ann Murphy	Present

Pamela Gilpatric, Timberline; Suzie Hunt, Copper Trowel; Mindy Gutierrez, RowCal

Introduction of Guests

Pamela Gilpatric and Suzie Hunt were introduced.

Review & approve minutes: July 18, 2024

A motion was made, seconded and unanimously passed to approve the July 18, 2024 minutes as presented.

Community Manager Update

The second lot mow will be complete the end of this week. A new controller was installed at the North gate in August, the snow removal contract with Timberline has been approved by the EB. A motion was made, seconded and passed to approve the mulch expense of \$16,528. This will be included on the EB agenda. Timberline will rake the mulch next spring to keep it looking fresh.

Unfinished Business

1. Timberline will review the reason the Honey Locust trees in RR4 are dying and report back to CALM.
2. The sod on the exit side of the east gate will be seeded and aerated before winter.
3. A follow up email will be sent on a bid for the road from RR4 to the pond, it needs to be compacted dirt.
4. An itemized bid for deep root watering for the medians on Hill Circle will be provided by Timberline.

5. Reports on the valve inventory and irrigation system were provided by Pamela. The purchase of ball valves and replacing irrigation boxes was approved. Pam reported that the pressure reducing valve has failed twice this past year. There have been 4 main line breaks as a result. Warranty from the manufacturer and from Timberline will be checked.
6. Wildflowers have been selected and will be planted in spring.
7. Ann reviewed the 10 year plan to remove non-functional turf grass. She is working with Lance Ackerman at CSU on rebates and will see if there is any flexibility on what can be planted to obtain funds. Timberline will remove the mullien in the common areas.

New Business

1. Safety tree trimming will be done at the North and East gate to make signs visible. GOGC will be asked to complete tree trimming at the gatehouse prior to the installation of holiday lights.
2. A motion was made, seconded and passed to approve Copper Trowel bid of \$550 to install perennials at the north gate.
3. CALM approved the Holiday Lighting Bid, Deep Root Fertilizer and tree trimming bids to be given to the EB for approval with CALM recommendation.
4. GOGC will be asked if the recreation center parking lot can be used for fall clean up dumpsters for KCPOA owners.
5. Sue Neil will talk with Jan Baron on a location for a bench.

Next Meeting: Thursday, October 17, 2024, at 2:00 p.m.

Adjourn: The meeting was adjourned at 3:40 p.m.