



Kissing Camels Property Owners Association, Inc.  
 COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
 MEETING MINUTES  
 October 17, 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. Sheila Brackett resigned from this committee today, she will be moving out of Kissing Camels.

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	Present
Committee Member	Chris Hendren	Present
Committee Member	Ann Murphy	Absent

Pamela Gilpatric, Timberline; Homeowner Rick Raymond; Mindy Gutierrez, RowCal

**Introduction of Guests**

Pamela Gilpatric and Rick Raymond were introduced. Rick lives in Camels Ridge and may be interested in serving on the CALM committee. His volunteer application has not been received as of this date.

**Review and approve minutes: September 19, 2024**

A motion was made, seconded and unanimously passed to approve the September 19, 2024 minutes as presented.

**Community Manager Update**

A proposed sign for the Red Rocks entrance to the Nature Trail will be presented to CALM for approval. It will be similar to the sign at the entrance on Hill Circle. Mindy will ask Toll Brothers to install a dog station in RR1 and Preserve and complete the needed maintenance on them. Trimming at the North gate has been approved. Storm damage cleanup is approved along with the removal of the dead Austrian Pine in the median in front of 1264 Hill Circle. The tree next to it is cinnamon in color, Pam was asked to provide a cost to remove it too. The road to the pond in Red Rocks has been installed. The slope on the entry side of the East gate is under two-year warranty. Wildflowers cannot be planted by KCPOA until after the warranty period.

**Unfinished Business**

1. The dead Honey Locust trees in RR4 have been replaced. Timberline arborist believes that the roots were not getting water, the root flair was buried and possibly smothering the trees, rope was visible around the base of the trees. Toll Brothers will be notified so that the new trees do not suffer from the same problems.
2. Ann met with a representative from CSU and his questions were reviewed. Rick Raymond said that CSU will not provide a rebate on non-potable water. Ann will be asked to proceed with a plan to remove non-functional turf grass. A motion was made, seconded and passed unanimously to approve Ann Murphy to represent the CALM committee in dealing with CSU to obtain a rebate.
3. Pam will resend the estimate for the removal of a juniper on Hill Circle. Pam was asked to provide a cost for a granite boulder to replace the juniper and the cost to replace the edging and used crushed rock. This could be a winter project.
4. Jan Baron would like to have a bench installed two lots north of her home. The owner at 3872 Glen Vista Point does not approve of this location. Jan will be asked to select a different place for a bench. This will be on the agenda for the next meeting.

### **New Business**

1. Rick Raymond stated that he has been working in the Camels Ridge association to obtain a rebate from CSU. He would be happy to meet with Ann and work with KCPOA on this project.
2. GOGC will be asked to mow the grass in front of the pond on #7 south.
3. Kathy reported that the holiday decorations will be delivered to her home on November 14. She will ask volunteers to help her fluff the decor prior to installation. They will be installed November 23 and 24.
4. Pam is working with Toll Brothers on snow removal and snow storage.

Next Meeting: Thursday, November 21, 2024, at 2:00 p.m.

Adjourn: The meeting was adjourned at 3:02 p.m.