



Kissing Camels Property Owners Association, Inc.  
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE  
MEETING MINUTES  
January 16, 2025

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	Absent
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Present
Committee Member	Chris Hendren	Present
Committee Member	Ann Murphy	Present

Pamela Gilpatric, Timberline; Mindy Gutierrez, RowCal

**Introduction of Guests**

Pamela Gilpatric was welcomed.

**Review and approve minutes: November 21, 2024**

A motion was made, seconded and unanimously passed to approve the November 21, 2024 minutes as presented.

**Community Manager Update**

Signs for the Nature Trail heads are complete, the cost is \$2,500. They will be installed when weather permits. The Preserve dog station will be located at the mailbox area. Snow in The Preserve has to be hauled out, there is no location for snow storage. Toll Brothers is paying for the snow removal at this time. The snow is approved to be hauled north of the parking area for the Nature Trail on Hill Circle. The request from the owner at 3452 Skywatch to have a tree removed from a median on Hill Circle to open up the view corridor was denied. The Kissing Camels POA policy is that trees are only removed if the tree is dead, diseased, or causing a safety hazard. The association does not remove trees to improve view corridors. CALM approved the bid from Timberline to install a berm on each of the juniper bed medians. A motion was made, seconded and passed to approve Chris as the representative to approve boulder placement and planting in the 3 medians.

**Unfinished Business**

1. Three timers were stolen this past holiday from the east and main gate. There was not any camera footage showing these incidents. The timers may be put in a lock box in the future. Holiday greenery will be removed by the end of the month, the holiday lights will remain on until after Valentines Day. Owners need to

remove their decorations by January 30. Discussion was held on the age of the holiday decor, some is faded and should not be used again. CALM will discuss a budget for replacement at the next meeting. Pam will bring a representative from Timberline to the next meeting to discuss decorations.

2. The original location of the bench selected by Jan Baron was approved.
3. Ann will work with Susie from Copper Trowel on a flower proposal for this year. The east gate will be planted last.
4. The proposed 2025 landscape contract from Timberline increased 7% from last year. Additional native mowing is included in the new contract and the maintenance of the new dog stations. A motion was made by Brad, seconded by Chris and passed unanimously to approve the contract from Timberline. This recommendation will be included on the next EB agenda.
5. Ann reported that the square footage for the CSU rebate has been reduced from 4600 to 230. The paperwork has been signed and will be sent to CSU. Additional rebates for other areas will be explored when they are available. Pam is talking with CSU about turf to perennial and rock to native. CALM would like to incorporate shrubs.

Next Meeting: Thursday, February 20, 2025, at 2:00 p.m.

Adjourn: The meeting was adjourned at 3:14 p.m.