



KCPOA Executive Board Meeting
May 22, 2025, 3:00 PM
1365 Garden of the Gods Road, Suite 108
ZOOM:

<https://us02web.zoom.us/j/86755295555?pwd=ZWJwR0RyQTdpK1NwVys0VHZJcHo5dz09>

AGENDA

NOTE: ALL KCPOA Board and Committee meetings are open to residents

1. Call to Order
2. Establish a Quorum
3. Introduction of Guest(s)
4. Homeowner Forum
5. Approval of Minutes
 - i. April 24, 2025 Regular Meeting (Vote)
6. New Business
 - i. Sub Association Coming Under Master Declaration
7. Manager's Report (Lisa Baker)
 - i. Call Log
 - ii. Action Item List
8. Wildfire Mitigation Task Force
 - i. Ratification of approval vote, taken on May 1st, 2025, to approve the "Fire Mitigation Task Force Charter" as written by KCPOA Legal Counsel, and appoint Carol Cannon as the task force chairman (Ratification Vote)
 - ii. Appoint John Hurwitz and Bekah Wisham as members of the Fire Mitigation Task Force – (Vote)
 - iii. FMTF request to re-name the task force to "Wildfire Mitigation Task Force" (WMTF). (Vote)
 - iv. Task Force Update to EB
9. CALM (Dan Chapman)
 - i. 3 Bed Valve Installation (Vote)
10. Covenant Committee (Steve Durham)
 - i. Property Inspections May 20-28, 2025
 - ii. Review on June 2, 2025



11. IC – (Tim McMahon)
 - i. North Gate Road 2026
 - ii. South Gate Conversion
 - iii. CSU Project
 - Fire Hydrant on Chilson
 - Gas Regulator
 - Pressure Zone Expansion (2 year project)
 - iv. 2025 Road Repair:
 - T2 Slurry - tentative start date is July 7
 - Main Gate (inbound lane)– starts 5/14.
 - Pothole repairs – completed.
 - Crack Seal – Phase 1 – pre-T2 Slurry to be scheduled in June.
 - Crack Seal – Phase 2 – scope TBD, to be scheduled in the fall.
 - Other concrete work – not entirely bid out yet. Schedule TBD.
 - M&O and FDR – contract not yet executed by contractor. Tentative schedule is August.
 - Stripes – TBD, potentially defer to 2026.
 - Guardrail on Inwood – TBD.
12. ARC (Barbara Rist)
 - i. Project Status Report
 - ii. Red Rocks and Preserve Sales Reports
13. Finance (Mark Holthouse)
 - i. Update on Financials
 - ii. Accept April 2025 Financial Statement (Vote)
14. SCC (Brad Harvey)
 - i. Ratification of approval vote, taken on April 28, 2025, to approve the purchase of a new digital speed sign near the recreation center. (Ratification Vote)
 - ii. Security Officer Pay Increase
 - iii. Security Officer Schedule
 - iv. New Camera Addition for East Gate
 - v. Cameras and Comcast
 - vi. Windshield Decals
15. Annual Meeting
 - i. August 28, 2025 at 4:30pm – 6:30pm Garden of the Gods Resort and Club (The View Room)
16. Next Board Meeting: June 26, 2025 at 3:00pm at KCPOA Office

