

BOARD OF DIRECTORS MEETING
April 24, 2025 MINUTES

CALL TO ORDER – At the direction of Scott Hente, the meeting was called to order at 2:59 p.m.

Attending – Quorum was established.

President	Scott Hente	Present
Vice President	Tim McMahon	Present
Secretary	Barbara Rist	Present
Treasurer	Mark Holthouse	Present
Director	Steve Durham	Present by zoom
Director	Dan Chapman	Present
Director	Brad Harvey	Present

Also Present: Lisa Baker, RowCal and David Firmin, KCPOA Attorney

Introduction of Guests

No guests or property owners attended this meeting.

Approval of Minutes

A motion was made and seconded to approve the minutes from the March 27, 2025 regular board meeting and budget ratification meeting (McMahon/Holthouse). Motion carried 7-0. The approved minutes will be posted to the KCPOA website following this meeting.

Manager's Report

KCPOA is currently in transition to a new Community Manager. No report available at this meeting.

Infrastructure Committee – Tim McMahon

- The IC recommended the installation of a concrete “Drainage Pan” on Rockview Trail to address noted drainage issues. **A motion was made and seconded (McMahon/Rist) to approve the bid from Groninger for \$7,500 for this work. Motion carried.** This work will be added to the current Groninger contract for concrete replacement at the Main Gate.
- John Hurwitz, as current Fire Mitigation Taskforce (FMTF) lead, has recommended Carol Cannon for the Chairman position. The EB agreed with this recommendation. The FMTF charter was circulated to the IC but not the EB prior to this meeting. D. Firmin will forward the charter to the EB for review and adoption; electronic approvals will be captured and ratified at the May EB meeting.
- The IC is waiting for the CALM-approved Landscape Plan for the South Gate Conversion project before finalizing the budget and selecting a Project Manager. CALM chairman, B. Harvey, noted that the landscape portion of the conversion project will be completed by Timberline and managed by CALM. While the cost of landscape will be included in the overall South Gate budget, the landscape project itself will not need management by a third party. JR Engineering and RowCal will be asked to bid on Project Management of the South Gate conversion project.
- The IC has completed its survey of the community to identify all locations requiring “Pot-hole Patching”. These areas will be patched during this season 2025.

ARC - Barbara Rist

- The updated ARC Project Status Report was presented for review and questions. B. Rist reported that there has been an uptick in ARC project requests for exterior remodels and landscape fire mitigation projects.
- The updated Red Rocks and Preserve Construction/Sales Report was also presented. The Toll Brothers construction trailer has been removed from Red Rocks and construction is in the final stages of completion on both sub-divisions.

Finance Committee – Mark Holthouse

- **A motion was made and seconded (Holthouse/Harvey) to approve the March 2025 financial statements as presented. Motion carried.**

CALM – Dan Chapman

- CALM recommended approval for the proposal received from Copper Trowels for community flowers, installation and maintenance for 2025 (based on competitive bids received). **A motion was made and seconded (Chapman/Rist) to approve the Copper Trowels bid for annual flowers to be installed at the North and East gates, Fairway sign, Hill Circle bed and 12 pots plus maintenance and redecorating (Easter, Fall, Christmas and Winter) for a total price of \$21,000. Motion carried.**
- CALM recommended approval for the Timberline “South Gate Landscape Project” plan and proposal. **A motion was made and seconded (Chapman/Harvey) to approve the Timberline proposal at a cost of \$66,000. Motion carried.**

Covenant Committee – Steve Durham

Nothing to report at this meeting.

SCC – Brad Harvey

- The North Gate conversion to an “all-exit” gate has been completed and is functioning well.
- The Almagre security camera is now fully functional.
- Mile High is now on board to install cellular cameras at the Recreational Center and on Lyons View Pointe. The cameras presently at these locations are connected to the GOG fiber network.

Annual Homeowner’s Meeting

- The EB selected Thursday, August 28th at 4:00pm for the upcoming “Annual Homeowner’s Meeting”, subject to room availability.
- 3 board members have expiring terms this year and the election will be held at this meeting to fill the vacancies. A Nominating Committee will be appointed to solicit volunteers and conduct the vetting and nomination process.
- S. Hente requested all board members consider candidates for the “Community Service Award”, which will be presented at the homeowner’s meeting.

Legal – David Firmin

- Grand Market Point: D. Firmin discussed the legal options that KCPOA may consider in regards to compelling the maintenance and repair of Grand Market Point, outside of the East Gate. Altitude Law will prepare a “Litigation Work and Price Sheet” detailing the steps and costs involved in pursuing legal options.

Adjournment: The meeting was adjourned at 4:20pm.

Next Scheduled Meeting: May 22, 2025 at 3:00 p.m.

Respectfully submitted: B. Rist, KCPOA EB Secretary