



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
September 18, 2025

Call to Order– At the direction of Chris Hendren, the meeting was called to order at 2:01 p.m.

Establish Quorum – Quorum was established.

EB Liaison/Committee Chair	Chris Hendren	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Sue Neill	Present
Committee Member	Ann Murphy	Present

Josh Wolfe with Timberline; Lisa Baker, RowCal

Introduction of Guests

All guests were introduced and welcomed.

Review and approve minutes: August 21, 2025

A motion was made, seconded and unanimously passed to approve the August 21, 2025 minutes as presented.

Fall Dumpsters

The committee discussed plans for fall dumpster rental and possible shredding services. Discussed renting larger dumpsters for the fall season to address capacity issues from the previous year, with the dumpsters scheduled to be available from October 17th to 27th. The members also discussed potentially offering shredding services during the same period, though they noted this would need to be coordinated with Scott and the office staff as it wasn't managed by their committee.

North Gate Landscaping and Access

The committee discussed landscaping plans for a Northgate median area, deciding to replace existing trees and plants with evergreens. They agreed to install one ponderosa pine as a central focal point and three blue globe spruce plants in front of it, while removing existing shrubs and roses. The group also discussed keeping existing annual flowers in place and potentially adding boulders or rocks as accents, though the boulder decision was postponed for further research.

Tree Trimming Proposal Review

The committee discussed tree trimming proposals, specifically focusing on work inside Northgate. It was determined that while there are some shrubs and trees that could be limbed up for better turf access, they decided against trimming certain volunteer trees near a homeowner's property to maintain privacy.

Land Maintenance Proposal Discussion

The Committee discussed a proposal for land maintenance work, focusing on cleaning up areas including trailhead and west of the tennis courts. They expressed concerns about the high cost of the proposal from Timberline for \$21,916 and questioned whether some areas were actually their responsibility versus The Golf Clubs. The discussion revealed confusion about property boundaries with members noting that some tree removal appeared to have been done by others and questioning who should be responsible for cleanup in those areas.

Trailhead and Project Updates Meeting

The meeting focused on updates regarding trailhead signs, water compliance forms, and holiday lighting contracts with Timberline. The committee members discussed the need for board approval on expenses over \$5,000 and reviewed progress on various projects including Southgate and IC update

Adjourn: The meeting was adjourned at 3:09 p.m.

Action Items

- Lisa: Coordinate with Scott to put a notice in the Friday update about needing another committee liaison
- Scott: Include a call for new committee liaison in his Friday update
- Committee: Review and clarify boundary responsibilities at the next meeting
- Lisa: Schedule dumpsters to be delivered on October 17th and removed on October 27th
- Lisa: Coordinate with Scott regarding potentially adding a shredding service during the dumpster event
- Chris: Organize getting updated maps for the next meeting
- Lisa: Prepare large maps for highlighting different areas of responsibility
- Chris: Lead the highlighting of areas the committee is responsible for at the next meeting
- Chris: Add map review and area highlighting as an agenda item for next month's meeting
- Josh: Proceed with planting 4 dwarf Mugo pines and 3 roses at the North Gate area after removing the damaged trees
- Lisa: Continue serving as the main point of contact for all communications for Timberline

Next Meeting: Thursday, October 16, 2025, at 2:00 p.m. at KCPOA Office