



**KCPOA Executive Board Meeting**  
**September 25, 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. July 24, 2025 Regular Meeting (Vote)
6. Old Business
  - i. Update on Lawsuit involving Kroger – David Firmin
  - ii. KCPOA Policy - Registration of Phone Number and Email Address (Vote)
  - iii. KCPOA Policy – Procedures for Collection of Unpaid Assessments (vote)
7. New Business
  - i. 2025 Annual Meeting Minutes – Draft (vote)
  - ii. 2025 Organizational Meeting Minutes (vote)
  - iii. 2026 Committee and Board Meeting Calendar
  - iv. Action Outside of Meetings
8. RowCal Manager (Lisa Baker)
  - i. Quarterly Chronicle
9. Wildfire Mitigation Task Force (Scott Hente)
  - i. Community Wildfire Action Plan (Vote)
  - ii. Moving Forward for Request For Proposal for Mitigation (vote)
  - iii. Scope of Work from CSFD
10. Finance (Mark Holthouse)
  - i. Approval of July Financials (vote)
  - ii. Preparing the 2026 Budget / Present in Nov / Dec. 2025
  - iii. Vendor Invoices to KCPOA Office
  - iv. Reserve Budgeting and Accounting



11. IC – (Brad Harvey)
  - i. Ratify Email Votes for 3 Contracts – Email in Packet
    - Midwest Barricade for \$8290.00, plus a \$1710 contingency (total \$10,000.00) for the installation of South Gate signage (vote)
    - Taylor Fence Co for \$84,093.00 plus a \$5,000.00 contingency (total \$89,093.00) for installation of South Gate gates and security systems. (vote)
    - Ancona Job Shop for \$17,459.00 for the replacement of safety barrier/guardrail on Inwood Cr
  - ii. Reporting Pot Holes / Cracks / Curb Damage
  - iii. Main Gate Update / Issues
  - iv. South Gate Update
    - Construction dates
    - Toll Bros. Warrantee Release
12. ARC (Barbara Rist)
  - i. ARC Project Status Report and Update
  - ii. Red Rocks and Preserve Status and Sales Report and Update
  - iii. KCPOA Design Guidelines & Maintenance Standards – September 2025, Final Approval (Vote needed)
  - iv. Ratify – Kimberly Fontalvo joining ARC Committee (vote)
  - v. Management Office: Reception Area Remodel
13. SCC (Dan Chapman)
  - i. July / August Summation Report
  - ii. Northpointe Fence Addition
  - iii. RFID Payment Options
  - iv. Exit Gate Readers
  - v. Golf Carts / RFIDs
  - vi. Security Patrol and Reporting - Lisa
14. Covenant Committee (Steve Durham)
  - i. Holiday Décor Clarification - Lisa
15. CALM (Chris Hendren)
  - i. Holiday Lighting (vote)
  - ii. Snow Contract (vote)
  - iii. North Gate Refurbishing / Future
  - iv. South Gate Non-Pot Update
  - v. Nature Trail
  - vi. Dumpers in October (17<sup>th</sup> -27<sup>th</sup>)
16. Executive Session – No Homeowners
17. Meeting Adjourned

Next Board Meeting: October 23, 2025 at 3:00pm at KCPOA Office