



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
March 19, 2026

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

Establish Quorum – Quorum was established

EB Liaison/Committee Chair	Chris Hendren	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Ann Murphy	Present
Committee Member	Bernie Schneider	Present
RowCal	Lisa Baker	Present
Timberline Landscaping	Sarah Neumann	Present

Introduction of Guests

All guests were introduced and welcomed.

Review and approve minutes

A motion was made, seconded, and unanimously passed to approve February 19, 2026, minutes as presented.

Northgate and Nature Trail Projects

The committee reviewed the Northgate renovation project, which will be postponed due to upcoming hardscape work scheduled for later in the year.

Discussion was held regarding the nature trail parking area improvements, including grading, reuse of boulders, and whether a retaining wall would be necessary. Additional details and revisions will be provided at a future meeting.

Landscape Improvement Proposals

The committee discussed removal of juniper beds and replacement options. Two concepts will be considered:

- Sod replacement
- Rock and boulder installation for consistency with surrounding areas

The committee also discussed a homeowner request for a boulder or tree installation to block headlights and noted concerns regarding visibility/safety impacts.

Garden Bed and Tree Care

The committee agreed to remove all junipers in select beds to prevent pest migration.

Tree care proposal #60898 was reviewed, and it was determined:

- Deep root fertilization will be removed and addressed in a future proposal
- Current focus will remain on pest control treatments

Tree Trimming

Proposal #609081 for site-wide tree trimming in the amount of \$7,350 was approved, pending Executive Board approval due to cost exceeding \$5,000.

Northgate-specific trimming will be separated into its own proposal due to the upcoming renovation project.



It was further agreed:

- Northgate-specific trimming will be separated due to upcoming renovation work
- Some trimming near Comcast/utility work areas will be deferred to avoid root damage

Maintenance and Repairs

- East Gate cleanup has been completed, though additional minor cleanup may be needed

Red Rock Maintenance Contract (Warranty Review)

The committee reviewed the Red Rock maintenance scope and confirmed:

- Coverage includes monument areas, adjacent beds, perimeter native grasses, and evergreen trees
- Excludes homeowner lots and trail cul-de-sac areas
- Weed control (TNM scope) will be performed as needed

The project remains under warranty as installed by Toll Brothers.

Flower Proposal Approval

The committee approved a flower and planter proposal from Copper Trowel totaling approximately \$21,000.

Additional Southgate plantings will be reviewed at a future meeting.

Holiday Décor / Daytime Greenery

The committee reviewed a proposal for daytime greenery (swags and seasonal décor) at approximately **\$8,403 annually**.

The item was **tabled until the May meeting** to allow for further budget evaluation and prioritization.

Project Review and Priorities

The committee reviewed completed and ongoing projects:

- East Gate cleanup – completed
- Lighting improvements – completed
- Hill Circle sod replacement – pending re-bid

Additional discussion included:

- Pond area maintenance and native mowing needs (permission required in some areas)
- Parking lot conditions near trailhead and potential improvements

Action Items

Sarah Neumann / Timberline Landscaping

- Revise nature trail parking proposal with grading details and renderings
- Provide updated juniper removal and replacement proposals
- Evaluate Hill Circle sod replacement and provide recommendations
- Monitor Red Rock warranty items

Lisa Baker

- Coordinate revisions to tree care proposal
- Add greenery and budget discussion to May agenda
- Coordinate fence painting and native mowing inquiries

Anne Murphy

- Provide Copper Trowel proposal documentation

Bernie Schneider

- Update project tracking spreadsheets

Committee

- Schedule interview with potential committee member



