



**KCPOA Executive Board Meeting**  
**April 23, 2026, 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

|                   |                      |           |
|-------------------|----------------------|-----------|
| Dan Chapman       | Vice President       | 8/31/2026 |
| Scott Hente       | President            | 8/31/2027 |
| Mark Holthouse    | Treasurer            | 8/31/2027 |
| Barbara Rist      | Secretary            | 8/31/2028 |
| Steve Durham      | Member               | 8/31/2028 |
| Christine Hendren | Member               | 8/31/2028 |
|                   |                      |           |
| David Firmin      | Legal Representation |           |
| Lisa Baker        | Community Manager    |           |
3. Introduction of Guest(s)
  - i. John Hurwitz – IC Committee Chairperson
4. Homeowner Forum
5. Approval of Minutes
  - i. March 26, 2026 Regular Meeting (vote)
6. Old Business
  - i. Update Grand Market Point Road Repair Settlement and Easement – David Firmin
  - ii. Update - New Agreement with GOG Club – Expires 6/30/2027
  - iii. Update - New Management Contract – RowCal
7. New Business
  - i. Homeowner Accounts – Delinquent Account Collection Fee
8. Wildfire Mitigation Task Force – Scott Hente
  - i. Project to begin April 27, 2026



9. Infrastructure (IC) Committee
  - i. Ratification of Colorado Flatwork Proposal for Curb and Gutter Repair Approval - On April 10, 2026, by electronic motions and voting, the EB approved the “Colorado Flatwork Proposal for Curb and Gutters Repairs at North Entry Area”, for a base contract amount of \$68,468.. (Vote)
  - ii. CSU Water Pressure Project Update
    - Pre Con Meeting May 18, 2026 at 3:30pm
    - Expected Start Date June 5, 2026
  - iii. Items for EB Awareness
    - Stritzel’s Cost Estimate
    - 2026 Road Work Schedule
  - iv. Northpoint Detention Pond – Update
  - v. Red Rocks, Preserve, and RIRO Acceptances
  - vi. Road Maintenance Agreement – The Retreat
  - vii. Main Gate Concrete Warrantee Repair
10. Security (SCC) Committee - Dan Chapman
  - i. Ratification of Approval of Mile High Security Quote #5065B - On April 17, 2026, by electronic motions and voting, the EB approved “Mile High Security Quote #5065B to Restore and Upgrade the Gate Tag and Camera Systems to an Alta Cloud Solution”, for a cost not to exceed \$25918.12. (Vote)
  - ii. Camera Upgrades and New Additions
  - iii. Fence Upgrades
  - iv. Flood Lights
  - v. Gatehouse Generator
  - vi. Drone Policy
  - vii. Gate Signs - \$500
11. Finance Committee - Mark Holthouse
  - i. Approval of March 2026 Financials (vote)
  - ii. Estimated Taxes for 2026
  - iii. Audit for July 2024-December 2025
  - iv. Road Maintenance Agreement – The Retreat
12. Architectural (ARC) Committee - Barbara Rist
  - i. ARC Project Status Report and Update
    - Landscape Projects: 25 Active, 1 Pending
    - Exterior Remodel Projects: 16 Active
    - Structural Remodel Projects: 6 Active
    - New Construction Projects: 3 Active
    - Demolition Projects: 1 Active



13. Landscaping (CALM) Committee - Chris Hendren
  - i. Timberline Proposal #60780 – Trailhead Parking for \$8,236.19 (vote)
  - ii. Committee Member Applications
    - Susan Presti
    - Cynthia Goodchild
14. Covenant Committee - Steve Durham
15. Executive Session – No Homeowners
16. Meeting Adjourned

**Next Board Meeting:** May 28, 2026, at 3:00pm  
(1365 Garden of the Gods Rd Suite #108 COS, CO 80917)