KCPOA EXECUTIVE BOARD MEETING &
2026 BUDGET RATIFICATION MEETING
February 26, 2026
MINUTES

CALL TO ORDER: At the direction of Scott Hente, the meeting was called to order at 3:01 p.m.

Attending: With all members present, Quorum was established.

President	Scott Hente (2027)	Present
Vice President	Dan Chapman (2026)	Present
Secretary	Barbara Rist (2028)	Present
Treasurer	Mark Holthouse (2027)	Present
Director	Steve Durham (2028)	Present
Director	Brad Harvey (2027)	Present
Director	Chris Hendren (2028)	Present

Also Present: Lisa Baker, KCPOA Community Manager; David Firmin, KCPOA Attorney

Introduction of Guests: KCPOA members, attending in person and via Zoom: Lynn Kehler, Carol Grudis, Jan Weiland, Alan Gregory, Scott Bomberg, Gary Bradley, Robert Resnick, Martin Stuart, K. Ruth, Jerry Schaefer, Steve D'Amico, John Hoffman, and Alan Steiner.

Homeowner Ratification of the 2026 Budget

- On January 22, 2026, the Executive Board approved the 2026 Operating Budget as prepared and recommended by the Finance Committee. Following this meeting, the 2026 Operating Budget and Summary Overview was sent to all KCPOA members with the Budget Ratification Meeting invitation, to occur on this date, immediately before the regularly scheduled EB meeting.
- Owners attending this meeting raised the following questions for discussion:
    - Expenses allocated for landscape maintenance of the common areas in the Red Rocks and Preserve subdivisions. Theses expenses are currently borne by the developer, Toll Brothers, but will become KCPOA expenses when the 2-year development warranty periods have been successfully concluded. Both developments will be going through the warranty walk-through process during the calendar year 2026.
    - It was noted that "Security" continues to be the highest line-item expense in the KCPOA budget. Questions regarding the assessment of value-received for cost-paid were discussed. Some owners requested an increase in the number of security cameras, better security overall, and improved fencing.
    - Questions were addressed on the costs for retaining "RowCal", the KCPOA property management company, and costs to maintain the KCPOA management office.
    - The increase in the quarterly assessment rate was discussed, including the increase to the Reserves contribution.
- No objections were raised to the 2026 Operating Budget at this meeting. The budget was declared ratified at 3:28pm.

<u>Homeowner Forum</u>

Questions and discussions at this meeting:

- The total number of properties – within KCPOA
- The number of EB members and the process to run for a vacant seat on the board
- Appreciation for the Zoom link provided for meeting attendance and the reminder that ALL board and committee meetings are open for attendance to KCPOA members, in-person or via Zoom link.
- A request was made to upgrade the speaker/microphone system used in the management office.

<u>Approval of Minutes</u>

A motion was made and seconded (Holthouse/Harvey) to approve the minutes from the January 22, 2026 regular Executive Board meeting. Motion carried. The approved minutes will be posted to the KCPOA website following this meeting.

<u>Old Business</u>

1. **Update: Grand Market Point Road Repair Settlement and Easement**
   D. Firmin continues attempts to reach the proper parties, on the north-side of the road, regarding the requested easement (Chase Bank). Final agreements have been reached with south-side entity (Kroger). This should be finalized soon.

2. **The Chronicle Publication**
   A draft of the publication is in process and will be sent to EB members for review and approval. March 15th is the target date for publication.

<u>New Business</u>

1. **Garden of the Gods – Anniversary Banners**
   The GOG Club has requested approval to place "75th Anniversary Banners" on the light poles on Kissing Camels Drive; main entrance to recreation center. The EB approves this request with a limited time frame (May to December) and the understanding any damages to the light poles will be repaired by GOG and the poles will be returned to their condition at time of banner installation.

2. **Comcast Upgrades in Kissing Camels Estates**
   Comcast will be upgrading equipment in KCE. The first phase is laying new fiber cables. A sub-contractor for Comcast, "MasTec", submitted plans for the expected bore routes and a total of 3,400 linear feet. Once the fiber work is completed, Comcast also plans to upgrade the amplifiers in the community at 24 locations. The EB agreed that the Security & Communications committee, along with Lisa Baker, should take overview of this project going forward.

<u>Wildfire Mitigation Task Force – Scott Hente</u>

1. **Insurance Endorsement for Priority 1 Mitigation Project**
   Deer Creek Forestry provided a Construction Project(s) General Aggregate Limit Endorsement to their Commercial General Liability policy. In summary: the insurance policy now aligns with the KCPOA contract language requiring project-specific aggregate protection. With the EB's acceptance of same, the board authorized the execution of the Deer Creek Forestry agreement for the Priority 1 Fire

Mitigation project, to be completed by June 30, 2026.

2. **Priority 2 Mitigation Project**
   The Task Force has recommended that the Priority 2 project be held for completion in 2027. This allows for additional results assessment and the opportunity to apply for a second grant in the next calendar year. The EB is in agreement with this recommendation.

Finance Committee – Mark Holthouse

1. **December 2025 Financial Statements**
   Following review, **the motion was made and seconded (Holthouse/Chapman) to approve the KCPOA December 2025 financial statements as presented. Motion carried.**

2. **2026 Reserve Budget**
   M. Holthouse presented the 2026 Reserve Budget to all board members for review at this meeting. Following discussion, **the motion was made and seconded (Holthouse/Rist) to approved the 2026 Reserve Budget as presented. Motion carried.**

Infrastructure Committee – Brad Harvey

1. **CSU Water Pressure Project**
   CSU continues to seek permission from a small number of homeowners who have not granted access for their water valve inspection. With our without these last inspections, the first phase of the CSU project (vault installations) will commence in June 2026.

2. **Northpoint Water Retention Pond Repair**
   Functional repairs are needed to the retention pond. The Infrastructure Committee is currently working on the project plan.

3. **2026 Road Repairs**
   a. The "A-One Chipseal" proposal, for slurry seal, crack seal, and capeseal, was reviewed. Following discussion, **the motion was made and seconded (Harvey/Rist) to approve this proposal at a cost not to exceed $112,499. Motion carried.**
   b. The Main Gate concrete warranty repair work is currently is a high priority and planned for completion by June 2026. The costs for this repair work will be borne the installing contractor.
   c. The North Gate concrete and curb/gutter replacement is temporarily on hold due to issues with CSU. It may be pushed to 2027.

Architectural Review Committee- Barbara Rist

1. **ARC Project Status Report**
   Submitted to the board prior to this meeting. No questions or comments at this meeting.

2. **Toll Brothers Signage**
   The EB noted that the Toll Brothers "For Sale" signage, located outside the South Gate on Filmore, is still in place. According to the agreement, the signage must now be removed. B. Rist will contact the developer regarding prompt removal of the signage.

3. **ARC Reorganization**
   B. Rist will be stepping down as Chair of the ARC effective April 1, 2026. The committee

recommended the appointment of Tom Danner to the Chair position on that date. B. Rist will remain on the ARC as its EB Liaison. Following discussion, **the motion was made and seconded (Rist/Harvey) to approve the appointment of Tom Danner as ARC Chair, effective April 1, 2026. Motion carried.**

<u>Security & Communications Committee – Dan Chapman</u>

1. **Northpointe Fence Addition**
   Completed January 16, 2026.

2. **North Gate Cameras**
   The fiber cables to the North Gate cameras were severed by contractors working on a home construction near the Main Gate. A temporary solution may be deployed for the near-term as the SCC has determined that it isn't feasible to repair the old fiber and are working to install a cellular connection instead. If an upgrade to a fiber solution is needed in the future, we will likely have options to do so with CSU or Comcast. This issue is also the cause of the delay to the concrete and curb/gutter repair project at the North Gate.

3. **Camera Alerts & Notifications**
   Upgrades to the KCPOA camera system have been enabled to identify potential intruders. The system alerts the gatehouse and differentiates between humans, wildlife and vehicles. The system received an early test when a resident jumped one of the gates and security personnel were immediately notified and could investigate.

<u>Covenant Committee – Steve Durham</u>

S. Durham reports that there have been very few covenant violations within the community and no homeowner complaints have been submitted.

<u>Common Area Landscape Maintenance Committee – Chris Hendren</u>

1. **2026 Timberline Maintenance Contract**
   On January 28, 2026, by electronic motions and voting, **the EB approved the "2026 Timberline Maintenance Contract", for a base contact amount of $67,232. At this meeting, the motion was made and seconded (Hendren/Harvey) to ratify this decision. Motion carried.**

2. **Doggie Pots Stations**
   A number of the dog waste-stations are in need of repair. Timberline is currently working on the issues.

3. **East Gate Clean-up**
   Work is underway to perform landscape maintenance and general clean-up of the median and hillside directly outside of the East Gate.

4. **Common Area Landscape Maintenance Costs Increase**
   It was noted that common area landscape maintenance costs will increase once the turn-over of Red Rocks and Preserve has been completed.

<u>Executive Session:</u> The EB entered executive session at 4:48pm.

Adjournment: The executive board meeting was adjourned at 4:56pm.

Next Scheduled Meeting: March 26, 2026 at 3:00p.m.

Respectfully submitted: B. Rist, KCPOA Executive Board Secretary