



KCPOA EXECUTIVE BOARD MEETING
March 26, 2026
MINUTES

CALL TO ORDER: At the direction of Scott Hente, the meeting was called to order at 3:28 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: None attending this meeting

Approval of Minutes

A motion was made and seconded (Harvey/Hendren) to approve the minutes from the February 26, 2026 regular Executive Board meeting. Motion carried. The approved minutes will be posted to the KCPOA website following this meeting.

Old Business

1. Grand Market Point – Repair Settlement and Easement

D. Firmin reported that the owner of the north side of Grand Market Point has now been identified and the request for an easement has been submitted to them. He will follow up on the request at the appropriate time.

2. Garden of the Gods – Anniversary Banners

The GOG Club submitted the final design for the anniversary banners to the EB for approval. Following review, **a motion was made and seconded (Hendren/Chapman) to approve the anniversary banners and installation. Motion carried.**

New Business

1. KCPOA Storage Unit

B. Rist reported on the condition and contents of the KCPOA storage unit. Currently filled to capacity, the association will need to move to a larger unit if the contents are not sorted and reorganized. Volunteers from the ARC have agreed to take on the project and will utilize the KCPOA Records Retention Policy to determine what must be kept and what can be discarded/shredded. All committees are asked to notify B. Rist if they want a member from their committee to participate in this project, to be scheduled in April/May.

2. KCE Property Maintenance Allocation Agreement

The KCE Property Maintenance Allocation Agreement, between KCPOA and GOG Club and



Resort, will expire on June 30, 2027. Both parties have agreed to begin discussions on the terms for renewing this agreement. S. Hente asked for board member volunteers to participate in this process. A first meeting with GOG representatives is anticipated in April.

3. RowCal KCPOA Management Agreement

RowCal has submitted a new Management Agreement to all HOAs currently under contract. As in previous renewal cycles, the new contract does not fit KCPOA and the specific services needed from RowCal. The board agreed to renewing with RowCal under the terms and conditions of the current contract, as was done last year. An addendum will be drafted for EB review, S. Hente signature, and submittal to RowCal.

Manager's Report – Lisa Baker

1. Damage Reparations for Arm Bars

The lifting bars, located at the entrances of North, East, and South gates are frequently broken by vehicles entering the community. Cameras at these locations identify the vehicle causing the damage and the owner is charged for all costs to repair. Because the extent and cost of repairs can vary, causing delays in the collection process, the board discussed charging a “flat-fee” for any damages to the bars. Following review of the historical repair costs, the board agreed that a flat-fee of \$500 will now be charged to anyone damaging the bars going forward. S. Hente will announce this in the next Weekly Update.

2. Pond Fishing

Clarification on the rules for “Pond Fishing” was discussed at this meeting. The lower pond, located on the southern-end of Hill Circle, may be used for recreational fishing. However, fishing may only occur along the Hill Circle-adjacent side of the pond. The surrounding area of golf course property may not be accessed. The upper pond, located on the northern-end of Hill Circle, is private property and may not be used for any purpose by residents of KCE.

3. Homeless Camp on KCE Perimeter

A growing homeless camp continues to develop on the north/east side of KCE. Safety and security concerns have been identified. L. Baker requested input on resources to remove the camp. S. Hente recommends and has contact information for the “Chief Housing and Homeless Officer” of El Paso County who can give guidance on what can be done.

Wildfire Mitigation Task Force – Scott Hente

The Priority 1 Fire Mitigation Project is planned to commence in mid-April. A pre-con meeting with the company under contract to complete the work (Deer Creek) is scheduled on April 2, 2026.

Finance Committee – Mark Holthouse

1. January 2026 and February 2026 Financial Statements

Following review, **the motion was made and seconded (Holthouse/Harvey) to approve the KCPOA January 2026 and February 2026 financial statements as presented. Motion carried.**

2. 2026/27 Association Insurance Policies

The FC recommended approval of the insurance policies quote for 2026/27. M. Holthouse noted the overall premium decrease of 15.5% compared to last year. Following discussion, **the motion was made and seconded (Holthouse/Harvey) to approve the new policies. Motion carried.**



3. **GL Accounting for Red Rocks and Preserve**

Income accounts for Red Rocks and Preserve will be consolidated with the KCE income account effective January 1, 2027, assuming the subdivisions have been fully accepted from Toll Brothers by the end of 2026.

4. **Audit and Tax Preparation**

The financial audit of the "July 2024 through December 2025" period is underway. Tax preparation for 2025 has also begun and is on-track.

5. **Road Maintenance Agreements**

The FC notes that KCPOA does not have a Road Maintenance Agreement with The Retreat, as we do with the other sub-associations. The Infrastructure Committee is looking into it and will make a recommendation to the board regarding the issue.

Infrastructure Committee – Brad Harvey

1. **CSU Water Pressure Project – Update**

The pre-con meeting has been scheduled for May 18, 2026 with members of the IC and CSU project team. The project is expected to commence on June 5, 2026. No project duration has been given at this time.

2. **Northpoint Water Retention Pond Repair – Update**

Discussion and planning continue.

3. **Main Gate Concrete Warranty Repair – Update**

The company under contract for the original project, Groniger, will be making the repairs but the timing is still to be determined. There will be disruptions at the Main Gate for the duration of the repair project.

4. **2026 Road Repairs**

a. Schmidt Construction Company

Schmidt Construction Company submitted a bid to complete road repair work at Kissing Camels Drive and the North entry. The IC recommended approval of this contract. Following review, **the motion was made and seconded (Harvey/Hendren) to approve the "Kissing Camels 2026 – 2nd Revision Contract", dated 3/17/26, at a cost not to exceed \$209,292. Motion carried.**

b. Seal Coat Solutions

Seal Coat Solutions submitted a bid to complete crack sealing at various locations in KCE. The IC recommended approval of this contract. Following discussion, **The motion was made and seconded (Harvey/Holthouse) to approve the time & material proposal at a cost not to exceed \$12,500. Motion Carried.**

5. **New IC Committee Member Approval**

The IC recommended EB approval for a new committee member, Martin Stuart. Mr. Stuart's volunteer application was submitted to all board members prior to this meeting. Following discussion, **the motion was made and seconded (Harvey/Holthouse) to appoint Martin Stuart to the Infrastructure Committee. Motion carried.**

Architectural Review Committee- Barbara Rist

1. ARC Project Status Report as of March 18, 2026

- Landscape Projects – 18 Active and 1 Pending
- Exterior Remodel Projects: 15 Active
- Structural Remodel Projects: 5 Active
- New Construction Projects: 4 Active

2. Toll Brothers Signage - Update

The request for signage removal has been received by Toll Brothers and a work-order has been issued. No estimated date for removal has been provided at this time.

Security & Communications Committee – Dan Chapman

1. North Gate Cameras – Update

Repair plans are underway. The cellular unit will arrive next week and Sim Cards have been ordered.

2. Security Communications & Processes

Community security is contracted with Allied Security who currently reports directly to the SCC. L. Baker cited problems with this reporting structure and that the community manager is not in the communication loop and does not have needed management authority. Several examples of issues this has caused were discussed at this meeting. D. Chapman will discuss the problem with the SCC Chair, L. Travin, with the intent to change the reporting structure to one that aligns with all other vendor management procedures.

Covenant Committee – Steve Durham

1. Property Reviews

The annual homeowner property reviews will commence in June. Few violations are anticipated due to the ongoing efforts of homeowners and the CC.

2. Covenant Violations

There have been a number violations of the RV Parking rules. As stated, RVs may only be parked in a driveway during the period they are being loaded or unloaded.

Common Area Landscape Maintenance Committee – Chris Hendren

1. 2026/27 Copper Trowel Contract

Copper Trowel submitted a proposal for seasonal flower planting and maintenance and seasonal pot decorations, for the 2026/27 period. Following review, **the motion was made and seconded (Hendren/Rist) to approve the contract at a cost not to exceed \$21,000. Motion carried.**

2. Front Range Arborists Contract

Front Range Arborists, now a division of Timberline Landscaping, submitted their proposal for community-wide common area tree trimming. Following review, **the motion was made and seconded (Hendren/Harvey) to approve the contract at a cost not to exceed \$7,350. Motion carried.**



3. Spring Clean-up Receptacles

The annual Spring Clean-up dumpsters are scheduled to be on site April 9th through April 20th, located again this year at the Recreational Center parking lot. These receptacles are strictly for homeowner use and may not be used by contractors working in the community. The opportunity for document shredding will also be offered on April 19th, at the same location.

Legal – David Firmin

No additional report

Executive Session: The EB entered executive session at 4:53pm

Adjournment: The executive board meeting was adjourned at 5:05pm.

Next Scheduled Meeting: April 23, 2026 at 3:00p.m.

Respectfully submitted: B. Rist, KCPOA Executive Board Secretary