



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
April 16, 2026

Call to Order– At the direction of Chris Hendren, the meeting was called to order at 2:00PM.

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 March 19, 2026, minutes as presented.

Timberline Landscaping Update – Sarah Neumann

Sarah Neumann provided updates on current and upcoming landscaping and maintenance projects throughout the community.

Trailhead Parking Area Improvements

- Committee reviewed the proposal for trailhead parking area improvements near the Recreation Center.
- Scope includes regrading, reducing parking footprint, repurposing boulders, and overseeding with native grass.
- Additional temporary irrigation was discussed.
- **Approved total project cost:** Not to exceed \$9,000, inclusive of irrigation.

Juniper to Sod Conversion

- Committee confirmed this project had already been approved.
- Scheduling remains pending.

Dog Pot Replacement

- Ratification of previously approved dog pot replacement project. **Motion:** Approved.

Boulders from Coyote Point

- Ratification of previously approved email vote for boulder relocation project. **Motion:** Approved.

South Gate Pots and Flowers

- Committee discussed decorative plantings and pots at South Gate.
- Decision was tabled pending further review of project scope and irrigation considerations.

Lot Mowing Update

- Limited homeowner participation had been received to date.
- Timberline will continue scheduling lot mowing services as homeowner confirmations are received.

Backflow Inspections

- Sarah reported that inspections will occur once irrigation systems are fully operational.

Tree Trimming Timeline

- Committee reviewed expected timing for community tree trimming work.
- Scheduling remains dependent on contractor availability.

Garden of the Gods Club Requested Projects

Lisa provided updates regarding projects requested by Garden of the Gods Club and ongoing coordination efforts.

Budget Updates

- Committee reviewed current project spending and available budget allocations.
- Discussion included reserve funding impacts for current landscaping projects.

New Proposal – Camel Ridge Rock Bed

- Sarah presented a proposal to improve the Camel Ridge area due to dead trees and poor turf performance.
- Committee requested a revised proposal with a lower target budget closer to **\$7,000**.

Trail Closure

- Temporary trail closure was discussed due to wildfire mitigation work and equipment safety concerns.
- Closure will remain in place until work is completed.

North Gate Island Improvements

- Committee discussed temporary improvements to the North Gate median area prior to larger construction work.
- Instead of planting annuals, the Committee requested a temporary solution involving:
 - Surface cleanup
 - Soil preparation
 - Mulch installation
 - Placement of decorative boulders

Sarah will prepare a proposal for review.

New Committee Members

Committee reviewed applications for:

- Susan Presti
- Cynthia Goodchild

Motion: Approved recommendation to forward both appointments to the Executive Board for final approval.

Additional Discussion Items

- Spring cleanup concerns regarding missed rock beds and medians on Hill Circle were discussed.
- Trash pickup responsibilities around the community were briefly reviewed.
- Red Rock Point warranty timing and final turnover updates were discussed.
- North Gate construction timing and coordination with irrigation work were noted.

Adjournment

There being no further business, the meeting adjourned at 3:17pm

Next Meeting: Thursday, May 21, 2026, at 2:00 p.m. at KCPOA Office

