



KCPOA EXECUTIVE BOARD MEETING
May 28, 2026
MINUTES

CALL TO ORDER: At the direction of Scott Hente, the meeting was called to order at 2:58 p.m.

Attending: With five (5) 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)	Absent
Director	Steve Durham (2028)	Present
Director	Chris Hendren (2028)	Present

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

Introduction of Guests: Infrastructure Committee Chair, Joh Hurwitz; KCPOA Property Owners, Carol and John Purdy, Camille Van Vurst, Tom Danner, and Susan Presti

Approval of Minutes

A motion was made and seconded (Durham/Chapman) to approve the minutes from the April 23, 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 Road Repair Settlement and Easement – D. Firmin

Per terms of the settlement agreement, the owners of Grand Market Point (outside of the East gate) are obligated to complete “first class” repairs to this road on or before May 31, 2026.

There is no sign of work commencing as of this meeting date. D. Firmin will send a letter to the owners requesting immediate action.

The easement agreement, requested by KCPOA from the two road owners, for the purposes of roundabout island maintenance and signage, has been accepted by one party but the second has not yet responded. D. Firmin will continue to work on this issue.

2. KCE Property Maintenance Allocation Agreement – S. Hente

On May 11, 2026, members of KCPOA and owners of GGRC met to discuss the Property Maintenance Allocation Agreement which will expire on June 30, 2027. All parties agreed that the current agreement format will be used as the framework for the new agreement, with some simplifications, some elements removed (that are no longer applicable) and new allocation percentages based on 10 years of historical data collected by both parties. Due to summer schedules, the group will reconvene in September 2026 to review an initial draft document and discuss terms and services.



New Business

1. 2026 Annual Homeowner's Meeting – S. Hente

The EB established that the upcoming Annual Homeowner's Meeting will be held on Thursday, August 27, 2026, beginning at 5:30pm, located at The View Room above the Kissing Camels Golf Club. The primary purposes of this meeting will be the election of 2 board members and providing the membership with updates on KCPOA activities.

2. Data Center Informational Meeting – S. Hente

Representatives of the proposed Raeden Colorado Springs Data Center requested the opportunity to hold an informational meeting for KCPOA property owners. Following discussion, the board determined that the association will not take a position on this issue and cannot provide owner information and/or meeting space. If Raeden sets a meeting place/date/time, the association will pass along this information to the membership, without endorsement for or against.

Wildfire Mitigation Task Force – J. Hurwitz

J. Hurwitz reported that the Priority 1 Fire Mitigation Project is well underway. 5 of the 8.3 acreage area have been completed and the remainder is being worked on now. Once KCPOA work is completed, the mitigation company will move to the 3-acre GGRC parcel under contract.

Infrastructure Committee – J. Hurwitz

1. 2026 Road Repair Work – Update

North Gate, Hill Circle, and Signature Golf Point curb and gutter repairs completed. All other projects scheduled and remain on track from completion by November 1 of this year.

2. CSU Water Pressure Project – Update

CSU have revised their project schedule and the new estimated date to begin is June 26, 2026. The first of 5 major street penetrations will begin at the North Gate. Project duration remains estimated at 6 weeks. CSU has advised that residents may experience various problems during this period and L. Baker is working with their representative to create an informational document on "what to do" if certain things happen. The board agreed that this is a very high-priority and that multiple communications will be sent to the members.

3. Preliminary Acceptance Inspections – Red Rocks, Preserve and South Gate

Preliminary inspections were completed between May 14 and 18th. Punch lists of issues to be corrected have been developed and submitted to Toll Brothers. Future inspections will occur as corrective work is completed.

4. Northpoint Water Detention Pond Repair – Update

OLD has committed to repairing the internal issues in the outlet structure. KCPOA will pay for an upgraded connection (not in the original scope of work) and contract out the repairs of the clean-outs on the west side of the pond. Timing of the project is still being determined.

5. Road Maintenance Agreement for The Retreat – Update

Gene Bockrath, President of The Retreat sub-association, has agreed to evaluate the draft RMA document. After D. Firmin's approval, the document will be submitted to the sub-association for review



and approval.

Finance Committee – L. Firmin

1. April 2026 Financial Statements

Submitted for review prior to this meeting. **The motion was made and seconded (Chapman/Rist) to approve the April 2026 financial statements as submitted. Motion carried.**

2. Audit: July 2024 through December 2025 – Update

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

Architectural Review Committee- Barbara Rist

ARC Project Status Report as of May 18, 2026

- Landscape Projects: 26 Active, 1 Pending
- Exterior Remodel Projects: 15 Active
- Structural Remodel Projects: 6 Active
- New Construction Projects: 3 Active
- Demolition Project: 1 Active

Common Area Landscape Maintenance Committee – Chris Hendren

1. Misc. Project Updates

5 common area landscape projects are currently underway and scheduled to be completed by the first week of July.

2. Toll Brothers Developments – Inspections and Punch List

- C. Hendren represented the CALM committee for the inspections completed between May 14th and 18th and developed the punch list of all common area landscape corrections needed; primarily tree and shrub replacements.
- It was discovered that residents in Red Rocks planted plants and flowers in the common areas, without approval. CALM is notifying the residents that they must removed these plantings and discontinue personal planting in these areas.

3. Camels Ridge Berm Proposal

Timberline submitted a proposal to convert declining turf areas near Camels Ridge to rock beds with boulders, Proposal #64012. **Following discussion, the motion was made and seconded (Hendren/Rist) to approve this landscape refurbishment project at a cost of \$5,928. Motion carried.**

Security & Communications Committee – Dan Chapman

1. North Gate Operations – Update

Repairs to the RFID gate operation continue at this time. The change from “fiber” to “cellular” has proven more complicated than expected. L. Baker is pressing for an immediate resolution.

2. Camera Installations – Update

Camera installations at the Recreation Center, Northpoint, and North Gate have been completed and are working properly.



3. Security Vehicle

A new vehicle has been leased for the security team. This vehicle is clearly marked and used for the inspection rounds throughout the day and night.

Covenant Committee – Steve Durham

1. Annual Community Review – Update

The annual property inspections are scheduled for end of June 2026. The CC anticipates relatively few violations of the KCPOA maintenance standards.

2. Rules and Regulations Enforcement

A general discussion was held on contractor working hours, parking, and RV/trailer enforcement. No specific changes to the regulations were requested at this meeting.

Executive Session: None held at this meeting.

Adjournment: The meeting was adjourned at 4:35pm

Next Scheduled Meeting: June 25, 2026 at 3:00p.m.

Respectfully submitted: B. Rist, KCPOA Executive Board Secretary