



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
May 21, 2026

Call to Order– At the direction of Chris Hendren, the meeting was called to order at 2:01pm.

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
Committee Member	Cynthia Goodchild	Present
Committee Member	Susan Presti	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 April 2026 Calm Committee Meeting Minutes as presented.

LANDSCAPE MAINTENANCE AND PROJECT UPDATES

Sarah Neumann provided updates on current landscape maintenance and improvement projects throughout the community.

- Boulder relocation projects remain on schedule.
- Juniper removal and sod replacement projects are underway.
- Backflow testing is scheduled for May 27, 2026.
- Tree trimming and pruning work are being coordinated.
- Dog waste station installation have been completed.

The Committee discussed annual flower installations. Most annuals have been planted throughout the community. Additional planting at the North Gate will be deferred until curb and asphalt repairs are complete.

RED ROCKS AND PRESERVE LANDSCAPE DISCUSSION

- The Committee reviewed homeowner requests regarding landscaping within the Red Rocks and Preserve entrance areas.
- Discussion focused on the outstanding Toll Brothers punch list items, discrepancies between approved landscape plans and installed improvements, and pending turnover responsibilities.
- The Committee agreed that no additional planting or landscape modifications should occur until turnover is complete and the punch list has been finalized.
- The Committee will revisit the matter in late summer or early fall to reconcile landscape plans and establish budget recommendations for future improvements.



SOUTH GATE LANDSCAPE MAINTENANCE

The Committee discussed maintenance and warranty responsibilities associated with the South Gate landscaping improvements.

- Sarah will coordinate a site review to confirm maintenance responsibilities and ensure KCPOA maintenance maps are updated accordingly.
- The Committee also discussed a covered hole located near the South Gate that requires filling in and board removal.

CAMELS RIDGE BERM PROJECT

The Committee reviewed a revised proposal for improvements to the Camels Ridge berm area.

- The proposal includes decorative rock installation, boulder placement, and site improvements. The Committee discussed previous irrigation challenges and landscape failures within the area and considered alternative low-water landscape options.
- Motion: Recommend approval of the Camels Ridge Berm Project, including decorative rock and boulder installation, for approximately \$5,900 and forward the recommendation to the Executive Board for consideration, **Motion Passed Unanimously.**

MOWING AND LANDSCAPE MAINTENANCE

The Committee reviewed mowing activities throughout the community.

- Additional mowing has been required in native grass areas.
- Private vacant lot mowing continues at a rate of \$112 per lot.
- Sarah will provide updated maps identifying areas requiring additional maintenance attention.
- The Committee also discussed KCPOA-owned lots and confirmed that native grass maintenance should continue under existing landscape contracts.

HOLIDAY DECORATIONS

The Committee discussed annual holiday decoration costs and maintenance requirements.

- Discussion included the approximate annual expenditure of \$8,000 for installation, maintenance, and removal of holiday greenery and decorations. **No action was taken.**

IRRIGATION IMPROVEMENTS

The Committee reviewed a proposal to raise approximately 200 irrigation heads along Hill Circle to improve irrigation coverage.

Motion: Approve the irrigation improvement proposal in an amount not to exceed \$4,999.99.

Motion Passed Unanimously.

LIGHTING AND INFRASTRUCTURE

The Committee discussed ongoing street light outages along Mesa Road and issues with the Main Gate column lighting. This will be passed to the Security Committee.



ACTION ITEMS

Lisa Baker

- Add Red Rocks and Preserve landscape review to a late summer/early fall agenda.
- Present Camels Ridge Berm Project recommendation to the Executive Board.
- Talk with Security about repair of Main Gate column lights
- Provide list of lots requiring mowing.
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Sarah Neumann

- Send revised Camels Ridge proposal.
- Schedule hillside pruning work.
- Provide updated mowing maps.
- Finalize irrigation head proposal documentation.
- Update maintenance maps to include South Gate.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Next Meeting: Thursday, June 18, 2026, at 2:00 p.m. at KCPOA Office

Minutes submitted by:

Lisa Baker, CMCA®, AMS®

Community Association Manager, KCPOA