



**Kissing Camels Property Owners Association, Inc.**  
**COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE**  
**June 18, 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 – Zoom |
| Committee Member           | Cynthia Goodchild | Absent         |
| 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 May 21, 2026, minutes as presented.

**Tree Trimming and Maintenance**

- The Committee discussed tree trimming and ongoing tree maintenance needs throughout the community.
- Tree trimming along the Viridian median was reviewed. One tree appeared to have been removed, and remaining trimming needs will be considered during future maintenance planning.
- The Committee discussed the need for regular trimming to address low branches, tree health, and visibility of community and street signage.
- Sarah Neumann will coordinate with Greg Shields of Front Range Arborists regarding development of an annual tree trimming and maintenance proposal and invite him to a future Committee meeting.

**Camels Ridge Berm Project**

- The Committee reviewed the approved Camels Ridge berm improvement plan and a preliminary native prairie concept presented on behalf of the Camels Ridge Sub-Association.
- The approved KCPOA plan includes cleanup of the area, installation of landscape fabric and decorative rock, and boulder placement.
- The Committee agreed to proceed with the currently approved rock and boulder plan in 2026 rather than delay the project.

**Main and South Gate Landscape Lighting**

- The Committee reviewed landscape lighting concepts for the Main and South Gates, including a South Gate proposal of approximately \$6,295.
- The Committee discussed available reserve funding and the priority of enhancement lighting compared with tree and landscape projects.
- Security-related lighting, including lighting associated with East Gate security concerns, will remain coordinated through the Security Committee.
- The Committee discussed possible effects of extended lighting on tree health and light pollution.



- Lisa will request two formal Main Gate lighting enhancement proposals from Kevin Hunt: one under \$5,000 and one under \$10,000. The proposals should consider tree health and light pollution.

### **Landscape Maintenance and Project Updates**

- Sarah provided updates regarding active landscape and maintenance projects.
- North Gate demolition, nature trail parking lot work, East Gate cleanup, South Gate work, and Camels Ridge improvements were scheduled to move forward around the week of June 29.
- East Gate maintenance includes removal of dead shrubs, pruning, sucker cleanup, and mulch installation.
- The Committee discussed adding mowing passes in areas between homeowner lots and existing maintained beauty bands to improve consistency.
- Sarah will update the maintenance maps to show additional beauty band and maintenance areas and provide the maps to Lisa for review and confirmation.

### **Irrigation and Maintenance Responsibilities**

- The Committee discussed irrigation concerns and maintenance responsibilities in several areas of the community.
- Committee members were asked to report observed irrigation issues to Lisa for follow-up.
- Sarah will confirm the status of irrigation water at the Main Gate.
- Property lines and mowing and irrigation responsibilities along the Preserve, including the Hill Circle berm area, require additional clarification.
- Sarah, Lisa, and Susan will meet separately to review the applicable property lines and maintenance responsibilities.

### **Red Rocks Landscape and Turnover Items**

- The Committee discussed landscape items within the Red Rocks development, including tree replacement requirements and entrance planting areas.
- Two replacement trees have been installed; however, the Committee discussed a third tree shown as part of the original or updated landscape planning that may still require replacement.
- Sarah will verify the applicable landscape plans and coordinate with Landscape Endeavors and Mark Stritzel, as needed, regarding required tree replacements.
- The Committee discussed an empty triangular planting area near the Red Rocks entrance that may be appropriate for seasonal flowers.
- Before KCPOA funds are used, responsibility for the entrance planting area will be confirmed to avoid interfering with Toll Brothers or Landscape Endeavors' existing obligations.
- If Landscape Endeavors is not responsible for the area, Lisa will coordinate with Susie Hunt of Copper Trowel for a cost estimate and possible installation, subject to confirmation of funding and responsibility.

### **Budget and Snow Removal Planning**

- The Committee reviewed current landscape budget activity and future snow removal planning.
- Most operating line items, including irrigation and flowers, were reported as generally on budget.
- The Committee discussed flower budget tracking and the need to ensure all existing commitments, including Christmas pots, are accurately reflected.
- Bernie and Lisa will review and clarify the flower budget and outstanding commitments.
- The Committee discussed the unpredictability of snow removal expenses and the current \$35,000 snow removal budget.
- Sarah will obtain a fixed-price proposal for a three-year snow removal contract for future Committee review.



### **East Gate Landscaping Maintenance**

- The Committee discussed possible improvements to the interior East Gate landscape area, including removal of existing junipers and potential flower or landscape enhancements.
- Sarah, Chris, and Kathy will meet at the East Gate interior area on Wednesday at 2:00 p.m. to assess current conditions and develop recommendations for future improvements.

### **ACTION ITEMS**

#### **Bernie Schneider**

- Seek confirmation from the appropriate parties before proceeding with KCPOA-funded flower installation at the Red Rocks entrance.
- Review and clarify the flower budget with Lisa to ensure all commitments and Christmas pots are accurately reflected.

#### **Lisa Baker**

- Request two Main Gate lighting enhancement proposals from Kevin Hunt: one under \$5,000 and one under \$10,000, with consideration of tree health and light pollution.
- If Landscape Endeavors is not responsible for the Red Rocks entrance planting area, coordinate with Susie Hunt/Copper Trowel regarding pricing and possible installation.

#### **Sarah Neumann**

- Coordinate with Greg Shields regarding an annual tree trimming and maintenance proposal and invite him to a future Committee meeting.
- Add additional beauty band mowing passes as discussed and update maintenance maps.
- Verify required Red Rocks tree replacements and coordinate with Landscape Endeavors and Mark Stritzel, as needed.
- Confirm whether the Red Rocks entrance planting beds are included in the original or amended landscape plans.
- Confirm irrigation status at the Main Gate.
- Provide Lisa updated maps showing new maintenance areas for review and confirmation.
- Obtain a fixed-price three-year snow removal proposal.

### **ADJOURNMENT -3:02pm**

There being no further business, the meeting was adjourned.

### **Minutes submitted by:**

Lisa Baker, Community Association Manager, KCPOA

Next Meeting: Thursday, April 16, 2025, at 2:00 p.m. at KCPOA Office





