KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

KCPOA EXECUTIVE BOARD MEETING
June 25, 2026
MINUTES

CALL TO ORDER: At the direction of Scott Hente, the meeting was called to order at 3:00p.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	Chris Hendren (2028)	Present

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

Introduction of Guests: Homeowners In-person and via Zoom: Cynthia Goodchild, Karen Bramer, Kelly Meyer, Carol Grudis, Bernie Schneider, Leslie Rogers, Tom Ennis, Raffi and Maria Kut. RowCal, Director of Community Management: Ashley Dring-Hill.

Guest Forum: RowCal representative, Dring-Hill, gave an overview of their new "Vendor Verification Program – VIVE". Discussion followed regarding the poor notification and implementation process as well as a lack of applicability to KCPOA. The board expressed its dissatisfaction with the roll-out of this process, requested that these concerns be relayed up the RowCal ladder, and asked for a RowCal response to same. Dring-Hill agreed to all the above.

Approval of Minutes

A motion was made and seconded (Holthouse/Durham) to approve the minutes from the May 28, 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**
   Repair to the road, outside of the East gate, has now been completed.

   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. Placement of signage prohibiting truck access is dependent on gaining these easement agreements. However, it was noted that the signage could be placed on the center island (rather than the north side of the road) and the single agreement we hold now would then suffice. D. Firmin and D. Chapman will discuss this with the Security Committee.

2. **Reducing or Eliminating Access to Open Space – D. Firmin**
   In reference to item #1 above, a discussion was held on the open space that sits between the King Soopers block wall and the KCPOA chain link fence. The space is regularly occupied by transients and is the location of many fence breaches. KCPOA has purchased motion activated

lighting fixtures which will be mounted on the fencing, aimed into this space, as a deterrent. The possibility of closing off access at both ends of the space was discussed, noting that this would require cooperation from King Soopers. D. Firmin will pursue this issue.

3. **Board Members Election – Nominating Committee Update – B. Rist**
   B. Rist reported that KCPOA will have 2 vacant board seats to fill at the upcoming Annual Homeowners Meeting. A Nominating Committee (NC) has been appointed and consists of B. Rist as Chair, and Luke Travins and Tim McMahon. The NC has been actively soliciting community members to run for election to a board seat. At this time, one member has submitted an application and they will be interviewed by the NC on June 29th. Other prospects have been identified but not confirmed. The NC will bring a slate of candidates to the board, consisting of no less than 2 candidates but possibly more, following the July 15th cut-off date for applicants.

<u>New Business</u>

1. **2026/27 Committee Appointments and Rosters – B. Rist**
   All committees are asked to submit updated committee rosters and chair appointments for the July EB meeting. EB Liaisons are asked to pass this information to the current committee chairs.

2. **2026 Annual Homeowners Meeting Preparations – L Baker**
   S. Hente requested that the committee chairs make the presentations for their respective committees. L. Baker and D. Santellana will prepare the slides for any committee who needs assistance. In all cases, presentation content or slides prepared by the chair are requested for submittal no later than July 31st, giving the management team adequate time to produce the meeting slide show. EB Liaisons are asked to pass this information to the current committee chairs.

<u>Infrastructure Committee – Submitted to the EB Electronically Prior to this Meeting</u>

1. **Road Repair Updates**
   Main gate warranty repair work, Camelrock View full depth crack repairs, "Spring" crack seal work, and various street cut project have now been completed. All other approved projects remain on schedule with all completions expected by November 1st of this year.

2. **CSU Water Pressure Project – Update**
   The project schedule remains the same as previously reported. A "Fact Sheet" has been completed and will be distributed to all KCE residents. Multiple and continuous communications are planned for the duration of this project

3. **Toll Brothers Punch List Repairs – Red Rocks, Preserve and South Gate**
   Some landscape repairs have begun with more to follow. Toll is currently getting bids for the road repair projects identified on the punch list.

4. **Northpointe Detention Pond Repairs**
   "Ability Designs" is scheduled for the week of June 15th, to repair clean-outs and extensions in the basin for KCPOA. "OLD" has not started on the repairs they are responsible for and no schedule was provided.

5. **Road Maintenance Agreement for The Retreat – Update**
   The approved RMA is now fully executed and in affect.

6. **Fire Mitigation Project – Update**
   KCPOA's Priority 1 fire mitigation project is very near to completion. In response to the EBs request for project completion documentation, suitable for homeowners to provide to their insurance companies: CSFD has stated that they do not have a "boilerplate" completion form. However, they agreed to create a draft document which the EB can wordsmith and then distribute to KCE residents.

Finance Committee – Mark Holthouse

1. **March 2026 Financial Statements - Ratification of Electronic Approval Prior to Meeting**
   On June 10, 2026, by electronic review, motions and voting, the EB approved the March 2026 financial statements. At today's meeting, **the motion was made and seconded (Holthouse/Chapman) to ratify this approval. Motion carried.**

2. **May 2026 Financial Statements**
   Submitted for review prior to this meeting. **The motion was made and seconded (Holthouse/Chapman) to approved the May 2026 financial statements as submitted. Motion carried.**

3. **Audit: July 2024 through December 2025 – Update**
   The Treasurer reports that the financial audit is going well and expected to be completed by June 30, 2026. The final audit report will be submitted to the EB for review and posted to the KCPOA website.

Architectural Review Committee - Barbara Rist

1. **ARC Project Status Report as of June 23, 2026**
   - Landscape Projects: 20 Active, 1 Pending
   - Exterior Remodel Projects: 10 Active
   - Structural Remodel Projects: 6 Active
   - New Construction Projects: 3 Active
   - Demolition Project: 1 Active

2. **2589 Lyons View Point – New Construction Update**
   B. Rist reported that this new construction project is behind schedule and the ARC is concerned that it will not be completed within the 18-month allowable schedule. They have requested an itemized construction schedule from the owner/builder and will continue to monitor this project closely.

Common Area Landscape Maintenance Committee – Chris Hendren

1. **Misc. Project Updates**
   The following projects will begin July 29th:
   - Northgate preparation
   - Nature Trail parking lot renovation
   - Camels Ridge berm renovation
   - East gate exterior renovation

   Completed projects:
   - South gate landscaping now fully completed

2. **Toll Brothers Punch-list Landscape Items – Red Rock and Preserve**
   C. Hendren is monitoring the progress on repair and/or replacement of various common-area landscape trees and shrubs as specified on the punch-list. CALM will take over the maintenance of common areas in Red Rocks and Preserve following their turn-over to KCPOA. Red Rocks has an anticipated turn-over date of Fall 2026.

3. **Holiday Greenery/Decorations for KCE**
   C. Hendren presented two proposals from "Timberline Christmas Décor" to provide, install, and store artificial holiday greenery for KCPOA. Examples of the sprays with structural bows and berry picks, in 2 sizes, were displayed at the meeting. These sprays will replace those used for the past 10 years which have deteriorated and can no longer usable. The new sprays will be installed along all of Hill Circle. Following proposal review and discussion, **the motion was made and seconded (Rist/Durham) to approve the holiday greenery proposal for a cost not to exceed $10,094. Motion carried.** C. Hendren noted that the cost will be lower if we agree to allow installation on an earlier date and CALM will be considering this option.

<u>Security & Communications Committee – Dan Chapman</u>

1. **Status of Alta System Transition and Camera Upgrades**
   "Mile High Security" continue to work on migrating all cameras and RFID-technology from "Avigilon" to "Alta Aware" (a cloud-based, cellular system). The Gatehouse is reporting that the Alta system is much more useful.

2. **Employment of a General Handyman/Maintenance Person**
   Due to the high costs and time delays when soliciting "Mile High Security" and "Tayor Fence" to do small, security-related projects, L. Baker will employ a general handyman to address these issues. Project types will include: installing motion-activated lighting at certain fence locations, minor fence repairs, directional beacons installation at the South gate, and other trouble-shooting projects. Considerable cost savings are anticipated.

3. **Privacy Issues**
   The SCC reiterates that Monthly Incident Reports, prepared by security personnel and relating to specific incidents occurring with homeowners and/or at their residences, will not be discussed or shared in open SCC meetings. These reports contain sensitive information about residents, GGC members and guests, and other personal matters. Such reports will be reviewed in an Executive Sessions at the SCC and Executive Board meetings.

<u>Covenant Committee – Steve Durham</u>

1. **Annual Property Inspections**
   Residential property inspections will be completed by the end of June 2026 and the results and actions taken will be brought to the EB for the July meeting.

2. **Covenants and Rules – Enforcement of and Changes To**
   S. Durham requested input on the potential use of variances or exceptions for certain rules and regulations; whether we should or should not grant them. In general, the EB agreed that doing so would be problematic and effectively negate the affected rule. This led to a discussion on whether or not certain rules should be amended to better reflect the needs of the community. Common rule-issues were

raised, "Trash" and "RV Parking" being examples. D. Firmin confirmed that rules and regulations *could* be amended by the EB without a vote of the ownership but gaining broad-owner input before doing so is recommended (and our current practice). The EB asked the Covenant Committee to review and recommend any new rules wording they believe to be in the best interest of the community, for EB consideration.

<u>Project Taurus – Data Center</u>
Due to written inquiries from KCPOA members, S. Hente reiterated the EB's position that the Association will not take a position, for or against, this proposal because we cannot represent the diverse viewpoints of our owners. The attending guests were then asked if they wanted to comment on the proposed "Data Center" and no comments or questions were offered. The EB unanimously reaffirmed this decision, as previously reported in the May 28, 2026 EB meeting minutes.

<u>Executive Session:</u>
The EB thanked and excused all guests attending the regular EB meeting and adjourned to Executive Session.

<u>Adjournment:</u> After reconvening the regular EB meeting, the meeting adjourned at 4:55pm

<u>Next Scheduled Meeting:</u> July 23, 2026 at 3:00p.m.

Respectfully submitted: B. Rist, KCPOA Executive Board Secretary