KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

CALM COMMITTEE MINUTES
July 16, 2026

Call to Order – The CALM Committee meeting was called to order at 2:01pm by Chairperson Chris Hendren

Establish Quorum – Quorum was established.

Chair / Board Liaison	Chris Hendren	Present
Committee Member	Bernie Schneider	Present
Committee Member	Susan Presti	Present
Committee Member	Cynthia Goodchild	Present
Committee Member	John Grudis	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Ann Murphy	Present

Guests
Lisa Baker, RowCal Community Manager
Sarah Neumann, Timberline Landscaping
Kevin Hunt, Timberline Landscaping
Taylor Mathews, Front Range Arborists

Approval of Meeting Minutes
Meeting Minutes from the June 18, 2026 - CALM Committee reviewed and unanimously approved.

Main Gate Landscape Lighting
- Kevin presented two landscape-lighting concepts for the main gate area. Plan A included 35 fixtures at approximately $11,000, and Plan B included 28 fixtures at approximately $13,700.
- The committee requested detailed plans, fixture specifications, proposed wiring locations, and a wiring diagram before further consideration.

Tree Guard Plant Healthcare Program
- Taylor presented an annual Tree Guard program estimated at $9,850. The program included spring and fall fertilization, beetle control, seven site inspections, treatment monitoring, and reporting.
- The committee discussed trees in the Red Rocks and Preserve areas and completing a joint inventory before assuming responsibility for the additional areas.
- A separate three- to four-year tree-trimming cycle was discussed, along with work at Viridian and removal of junipers at the northwest entrance.

Landscape Project Updates and Priorities
- Sarah reported on work at East Gate, the trailhead parking area, Camels Ridge, South Gate, and North Gate. The hardscape work is scheduled to be done on August 10.
- The East Gate enhancement proposal was estimated at approximately $36,000, including about $12,000 for rock conversion. The committee requested reduced-scope alternatives using mulch and rock so costs could be compared.
- The committee discussed prioritizing the Main Gate and requested a foundational planting concept focused on woody shrubs, removal of Mugo pines, and grouped perennials where

appropriate.
- The committee reviewed irrigation needs, including replacement of rotor heads along the Hill Circle median and a future drip-irrigation proposal for trees near Red Rocks.

Committee and Administrative Matters

- John Grudy's application to join the committee was approved, bringing committee membership to five.
- Kathy announced that she planned to retire from the committee after August 2026. Members will document the responsibilities she currently manages to support a smooth transition.
- Ann also announced that she planned to retire from the committee after August 2026
- The committee discussed Timberline invoice and project-number reconciliation, as well as clarification of the fuel-surcharge provision in the general maintenance contract.

Motions and Approvals

- Ratified the prior approval for the $1,900 Red Rocks flower project.
- Approved the $4,318 irrigation project to replace rotor heads along the Hill Circle median.
- Approved John Grudy's application for committee membership.

Action Items

Kevin

- Provide the committee with lighting plans, fixture specifications, and supporting product information.
- Identify proposed wiring locations and provide a wiring diagram for the landscape-lighting project.

Sarah

- Revise the East Gate proposal with separate mulch and rock options and a reduced scope.
- Develop a foundational planting plan for the Main Gate focused on woody shrubs and removal of Mugo pines.
- Clarify the fuel-surcharge provision in Timberline's general maintenance contract.

Taylor

- Revise the Tree Guard proposal to include the new areas and provide an updated estimate.
- Provide separate estimates for a three- to four-year trimming program, raising trees at Viridian, and removing junipers at the northwest entrance.

Lisa

- Send the committee all updated site maps, including native-mow and bench maps.
- Reconcile Timberline invoices and project numbers.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:30pm

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MINUTES SUBMITTED BY: Lisa Baker, CMCA® AMS®
Community Association Manager, KCPOA