KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

KCPOA Executive Board Meeting
September 24, 2026, 3:00 PM
1365 Garden of the Gods Road, Suite 108
ZOOM:
https://us02web.zoom.us/j/86755295555?pwd=ZWJwR0RyQTdpK1NwVys0VHZJcHo5dz09

AGENDA

NOTE: ALL KCPOA Board and Committee meetings are open to residents

1. Call to Order

2. Establish a Quorum

Scott Hente	President	8/31/2027
Martin Stuart	Vice President	8/31/2029
Mark Holthouse	Treasurer	8/31/2027
Barbara Rist	Secretary	8/31/2028
Steve Durham	Member	8/31/2028
Christine Hendren	Member	8/31/2028
Colin Thomas	Member	8/31/2029
David Firmin	Legal Representation	Altitude Law
Lisa Baker	Community Manager	RowCal

3. Introduction of Guest(s)

4. Homeowner Forum

5. Approval of Minutes
   i. July 23, 2026 Regular Meeting **(vote)**

6. Old Business

7. New Business
   i. Draft of the Annual Meeting Org. Minutes – Approve to post Draft – **(vote)**
   ii. Organizational Meeting Minutes – August 27, 2026 – **(vote)**
   iii. "Project Taurus" Data Center Objection Letters
   iv. Redlined GOGC Mesa Service Contract

8. Finance Committee - Mark Holthouse
   i. Approval of August 2026 Financials **(vote)**
   ii. 2026 Q3 Budget Reforecast
   iii. 2027 Budget

9. Landscaping (CALM) Committee – Bernie Schneider
   i. 2026 Budget Update
      - Projected $4,000–$8,000 over the $185,000 operating budget
   ii. 2027 Budget Operating
      - Red Rocks and The Preserve Landscaping Turnover / Budget Assumptions
      - Timberline 2027 Contract Pricing and Service Costs
   iii. 2027 Budget Priorities
      - North Gate Landscaping Improvements – Approx. $27,000
      - Main Gate Landscaping Improvements – $30,000
   iv. Unused 2026 CALM Reserve Funds – Approx. $17,000

10. Infrastructure (IC) Committee – Martin Stuart
   i. Fall Crack Seal Work – SCS Proposal (~$19,000) **(vote)**
   ii. New IC Member – Ray Nunn **(vote)**
   ii. Roadwork Status
      - North Gate & Kissing Camels Drive
      - A1 – T2 Slurry & Capseal
      - Stripes & Markings
      - Fall Crack Seal – October
   iii. CSU Coordination – Phases 2 & 3
   iv. Punch List Repairs – RR1, RR4, RIRO
   v. Northpointe Detention Pond
   vi. North Gate Exit / Gate Speed
   vii. Hill Circle Bore Holes
   viii. Street Crack Weed Removal
   ix. Budget Position – 2026 Roads
   x. 2027 Lookahead
   xi. Fire Mitigation – Priority #2 / 2027 Direction

11. Security (SCC) Committee – Colin Thomas
   i. Mile High Security Solutions Proposal EST0023339 for installation of an Avigilon Alta multiheaded security camera on the existing light pole near 3402 Crest Hollow View - Total proposal: $11,747.42. Asking no more than $12,000 – **(vote)**
   ii. Grayhawk Global Solutions – Security Assessment & Five-Year Security Roadmap Proposal for an independent, comprehensive security assessment of KCPOA, Approx. 30 hours at $250/hour for a total professional fee of $7,500 – **(vote)**.
   iii. Modifications to the Fence for Wildlife

12. Architectural (ARC) Committee - Barbara Rist
   i. ARC Project Status Report as of September 15, 2026
   ii. Landscape Projects: 12 Active, 1 Pending
      - Exterior Remodel Projects: 11 Active
      - Structural Remodel Projects: 5 Active
      - New Construction Projects: 4 Active
      - Demolition Project: 1 Active
   iii. Appointment of New ARC Member – Carol Grudis **(vote)**

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13. Covenant Committee - Steve Durham

14. Executive Session – No Homeowners

15. Meeting Adjourned

Next Board Meeting: October 22, 2026, at 3:00pm (1365 Garden of the Gods Rd Suite #108 COS, CO 80917)