KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

CALM COMMITTEE MINUTES

August 20, 2026

Call to Order

The CALM Committee meeting was called to order at 2:00 PM by Chairperson Chris Hendren.

Establish Quorum

Quorum was established.

Approval of Meeting Minutes

Meeting Minutes from July 16, 2026 were reviewed and approved.

Budget and Contract Updates

- The committee reviewed the current operating budget. Irrigation was running tight, while tree maintenance remained under budget.
- The committee discussed separating landscape maintenance contracts for Red Rocks and The Preserve as those areas transition into KCPOA maintenance responsibility.
- A three-year fixed-price snow removal contract at approximately $39,000 annually was unanimously approved.

Main Gate Landscaping

- The committee reviewed Main Gate landscape concepts, including drought-tolerant shrub and rock/mulch options and a Carol Mackie Daphne hedge concept.
- The committee agreed to forward two landscape options to the Executive Board for consideration and final funding direction.
- Sarah will provide an updated rendering for the Carol Mackie Daphne hedge option.

Gate Fire Mitigation and Tree Work

- The committee approved the proposed fire-mitigation work at the North and East Gates, with adjustments intended to balance fire safety and appearance.
- Tree and shrub work at the North Gate was approved, including removal of interior junipers and trimming of pinyon pines.
- The committee approved removal of the declining Austrian pine on Hill Circle.
- Tree trimming at Viridian Point, including work on pines and maples, was approved.

Tree Guard / Tree Maintenance Planning

- The Tree Guard proposal was tabled for additional review. The committee planned to review the revised proposal and consider an email vote.
- A longer-term tree care and trimming program will be considered as part of 2027 budget planning.

Annual Flowers and Holiday Décor

- The committee discussed future annual flower maintenance and the need for an updated planting plan.
- Holiday lighting coordination will continue with Kevin Hunt, including review of new swags and existing lighting materials.

Annual Meeting Presentation

- The committee discussed the CALM presentation for the upcoming annual meeting, including completed projects and future priorities.
- Presentation slides and talking points will be circulated to committee members for review before the annual meeting.

Motions and Approvals

- **Approved Timberline Snow & Ice Management three-year fixed-price agreement - $37,750.00 per year / $113,250.00 total contract value subject to final language clarification.**
- Approved forwarding two Main Gate landscape options to the Executive Board.
- **Approved Front Range Arborists East & North Gate Fire Mitigation - $8,820.00 total (East Gate $3,970.00 + North Gate $5,292.00, less $442.00 combined-project discount**
- Approved North Gate tree and shrub work.
- **Approved Front Range Arborists Estimate #68917 - Hill Circle Austrian Pine Removal - $1,890.00.**
- **Approved Front Range Arborists Estimate #68915 - Viridian Point Tree Trimming - $1,025.00.**

Action Items

- Lisa
    - Circulate the revised Tree Guard proposal
    - Coordinate holiday lighting follow-up
- Sarah:
    - Provide the updated Carol Mackie Daphne rendering and obtain the updated annual flower-bed plan.

Executive Session

The committee entered a brief executive session to discuss the presentation format for the upcoming annual meeting. 3:15pm – 3:17pm

Adjournment – 3:18pm

There being no further business, the meeting was adjourned.

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