KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

COVENANT COMMITTEE
May 13, 2026 Minutes

Call to Order: The Covenant Committee ("CC") Meeting was called to order at 1:32 p.m. by Chairperson Jerry Schaefer.

Establish Quorum – Quorum was established.

Member/Chairperson	Jerry Schaefer	Present
Member/EB Liaison	Steve Durham	Present
Member	Jason Akovenko	Present
Member	Tim Sullivan	Present
Member	Cathy Steele	Present
Member	Bill Moore	Present
Member	Valerie Hunter	P -Zoom
Community Manager	Lisa Baker	Present

Approve Prior Minutes:
A motion was made, seconded, and passed to approve the March 18, 2026 meeting minutes.

Covenant Enforcement Updates

2026 Community Property Reviews - Chairperson Jerry Schaefer reviewed the annual community property inspection process scheduled for June 27 through July 11, 2026. Committee members were assigned to three inspection teams to ensure members would not review their own neighborhoods.

The inspection teams were assigned and maps identifying each team's assigned inspection areas were reviewed and distributed.

Property Review Procedures

The committee reviewed the inspection checklist and discussed expectations for documenting covenant concerns during the review process.

Completed inspection forms and photographs will be submitted to Community Manager Lisa Baker for compilation prior to the July committee meeting.

Landscaping and Drought Conditions

The committee discussed current drought conditions and agreed that landscape conditions should continue to be evaluated consistently while recognizing seasonal impacts. Final review of inspection results will occur before any enforcement notices are issued.

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Exterior Lighting Discussion

The committee discussed exterior lighting complaints and clarified that current Architectural Standards no longer prohibit spotlights. Existing lighting concerns will continue to be handled on a complaint basis.

Community manager reviewed the Association's enforcement requirements under Colorado law, noting that violations must be closed after 30 days without recurrence, requiring a new enforcement process if the issue occurs again.

Community Communication

The committee discussed notifying homeowners in advance of the annual property reviews through the community newsletter. The notice will explain the inspection process and clarify that neighborhoods governed by separate sub-associations are excluded from the review.

July Review Meeting

The committee agreed that the July 15 meeting would be a longer working session to review inspection findings, calibrate enforcement decisions, and finalize any violation notices before they are mailed to homeowners.

Adjournment:

The meeting was adjourned at approximately 2:35 p.m.

Submitted by: Lisa Baker, Community Manager

Next Meeting:

The next Covenant Committee meeting will be held July 15, 2026 at 1:30 p.m.