KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

ANNUAL HOMEOWNER'S MEETING
MINUTES
AUGUST 27, 2026

Call to Order: The meeting was called to order by President Scott Hente at 6:00pm. Welcome and thanks to all members attending in person and via electronic Zoom.

Proof of Notice: The number of residents present for the meeting established proof of notice.

Quorum Established: Over 15% of the members were present in person or by proxy, quorum was established. Total attendance: 277 members in person; 24 via Zoom; 163 proxies received.

Approval of 2025 Annual Homeowner's Meeting Minutes: A motion was made, seconded and carried unanimously to approve the 2025 Annual Meeting Minutes. These minutes will be posted to the KCPOA website following this meeting.

Presentation of the KCPOA Community Service Award: Established by the Board to recognize individuals whose long-term volunteer involvements, ethical conduct, and collegial and constructive actions epitomize what it means to be an exemplary volunteer within KCPOA.

- This year's award was presented to **John Hurwitz**

Retiring Executive Board Member: Dan Chapman has completed his 3-year term on the Executive Board and is now retiring. Dan was presented with an award and thanked for his service on the Board and his invaluable contributions to the community.

Nominating Committee Report: Barbara Rist

- Two director seats are now open on the KCPOA Executive Board. The Nominating Committee interviewed three highly-qualified applicants to run for the open seats: Carol Grudis, Martin Stuart, and Colin Thomas.
- Candidate information was included in the Annual Homeowner's Meeting packet, mailed to all members of KCPOA, with proxy forms for those who could not attend this meeting.

Candidate Introductions and presentations:

- **Carol Grudis** moved to Colorado in 1978 and completed a JD and LLM in Taxation from the University of Denver. She practiced corporate and securities law. After retiring she became a leading volunteer for Project C.U.R.E. in Denver, devoting 16 years of service to the organization. Carol moved into the Kissing Camels neighborhood in 2024 and have

been active in organizing social events and clubs and guest-attending several KCPOA committees and Executive Board meetings.

- **Martin Stuart** was raised in Aberdeen, Scotland and holds an Honor degree in Electronic and Electrical Engineering. Martin dedicated more than 33 years to Marathon Oil, serving in a wide range of leadership roles on the executive team. Following his retirement, Martin relocated to Colorado Springs in 2025 and has been an active member of the KCPOA Infrastructure Committee.
- **Colin Thomas** is a commercial real estate broker and business owner in Colorado Springs, for the past 13 years. He and his family have lived in Kissing Camels Estates for a year and a half and are proud to call it home. Colin appreciates the rich history of the community and hopes to continue the legacy for future generations.

Call for Nominations from the Floor: no nominations from the floor were made.

Appointment of Ballot Counters: Marla Twardowski, Rose Durham, and Steve D'Amico volunteered to serve as ballot counters for the election of new board members. They were introduced to the meeting attendees and appointed by unanimous affirmation.

Call for Vote: Ballots were collected from all meeting attendees and proxy ballots were also submitted to the ballot counter for tabulation. Results to be announced at the end of the meeting.

Wildfire Mitigation Task Force: John Hurwitz

John thanked the task force members and presented a recap of this year's accomplishments. The Wildfire Mitigation Task Force has been instrumental in securing the "KCPOA Firewise Community" designation from CSFD. A large-scale fire mitigation project was successfully completed, encompassing over 8 acres hillside area surrounding KCE. Phase 2 of this project is anticipated in 2027.

Ann Pinney spoke about the fire mitigation efforts in "The Park" sub association. With an eye to fire-hardening the residential structures, The Park has cleared its common areas of Junipers and removed ladder fuels, and revised its Design Guidelines to allow owners to replace cedar siding with other flame-resistant materials.

Architectural Review Committee Review: Tom Danner

Tom thanked the committee members for their dedication and work. This committee manages all residential construction and landscaping in the community with the overall goad to build and maintain property values in Kissing Camels Estates. With the successful completion of 115 new home construction projects, the project-types are now mostly structural and exterior remodels and landscaping. The annual update to the "KCPOA Design Guidelines & Maintenance Standards" have been posted to the KCPOA website for owner review/comment. New ARC volunteers are always welcome.

Common Area Landscape Maintenance (CALM) Committee Review: Chris Hendren

Chris thanked the current and retiring committee members, recognizing their work and years of service. CALM is responsible for all common areas owned and maintained by the POA. This includes

all KCPOA-owned common area planting beds, organic materials and ground cover, mulch, and trees as well as the creation and maintenance of the community Nature Trail. CALM is also responsible for holiday lighting and seasonal decorations, annual flowers for entrances and beds, snow removal, doggie pots, and native lots mowing. Upcoming projects include renovations to the Main Gate and North Gate landscaping.

Covenant Committee: Jerry Schaefer

Jerry thanked the volunteers on this committee and reported on the results on the community-wide review of residential structures and landscaping. Over 450 properties were reviewed and only 20 properties required attention to maintenance and repair issues and most of these were quickly taken care of by the owners. He stated that the approved Covenant Committee policy is to contact Owners with a courtesy phone call or email about noted issues prior to sending a certified letter as required by Colorado law. This has been received well and issues are being addressed as needed. He thanked the Owners for their participation and cooperation. Jerry also discussed priorities for the upcoming year: add additional committee members; covenants review, communication and education on Rules and Policies; continual monitoring and adjustment for governmental HOA regulations.

Finance Committee: Bernie Schneider

Bernie thanked the members of the Finance Committee for their expertise in overseeing the finances of KCPOA. Highlighted activities included: annual budget preparation and continual updates; monthly in-depth financial reviews; investment and oversight of KCPOA funds; coordination of annual tax returns and audits; KCPOA insurance reviews.

- 2026 Operating Budget: "Latest Forecast" operating surplus = $14,912
- 202**6** Reserve Budget: Reserve fund drawdown = $209,000

Infrastructure Committee: John Hurwitz

John recognized and thanked all committee members and added special thanks for the support from our management team: Lisa Baker and Dakota Santellana. 2026 accomplishments include: South Gate conversions project; Red Rocks and Preserve: completion of 2-year warranty punch list expected; Coordination with CSU for the Pressure Zone Expansion project; Road repairs by year end: North Gate and Kissing Camels Drive. The 2027-2029 Road Repair Plan is currently being defined. All plans and schedules are available on the KCPOA website.

Security & Communications Community: Luke Travins

Luke thanked all committee members. Noted 2026 accomplishments to date include: Transition of cameras and access control to newer technology and a cloud-based system; replaced and added new cameras to needed locations; initiated AI Monitoring & Alert Notifications on camera system; coordination on wildfire mitigation efforts; notably low crime statistics for KCE vs. other neighborhoods. 2027 goals include: new camera tower on Crest Hollow; installation of motion sensor lights around KCE perimeter in needed areas; CSPD crime analysis; new security assessment and 5-year plan. Luke provided Community Resource information for the Gatehouse, KCPOA website,

Community Managers, and ABDI Gate access app. The SCC is looking for a general handyman to do small projects for KCPOA and asked owners to contact him if they have a recommendation.

Committee Priorities for 2027

Committee priorities for 2027 include Phase 2 hillside wildfire mitigation, continued road repairs and maintenance, security system expansion, and landscaping renovations at the Main and North gates.

Open Forum: Questions and discussion entertained:

- Owner requested help with the overgrown weeds around the cart path adjacent to their property. Can something be done to clean-up this area. CALM will assess the area identified.
- Owner requested that KCPOA prohibit vehicle parking in the bike/walking lane marked on Hill Circle. Concern expressed that KCPOA is not ADA-compliant. The SCC will review signage and lane markings.
- Owner thanked Chis Hendren and CALM (for their assistance with flowers at the Red Rocks subdivision entrance) and Barbara Rist (for chairing the Nominating Committee). Expressed concerns about other KCPOA committees: believes they should be better run and that "term limits" for chairs and members should be implemented. Also requested that the executive board create a Governance Committee to address these and other issues.
- Owner stated that the North Gate is too slow to open and asked if that could be corrected. Improvement expected following completion of the road work at that location. The SCC will confirm after project completion.
- Owner thanked everyone responsible for the new South Gate; great design and landscaping. Also stated their appreciation for the crew doing the fire mitigation work on the hillside; they did an excellent job.
- Owner reported another weed problem north of their cul-de-sac and requested clean-up. The Covenant Committee will determine ownership of the identified area and request correction.
- Owner raised the issue of speeding, particularly by golf carts that should also be subject to the rules of the road. The SCC will include golf cart safety reminders in the next community-wide communication.
- Owner stated their thanks and appreciation for the executive board and all committee members.

Election Results: Scott Hente

The election ballots were tabulated by the ballot counters and the results were provided to Barbara Rist and Scott Hente. Scott thanked the volunteers and reported the election of **Martin Stuart and Colin Thomas** to the executive board for 3-year terms.

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Closing Comments

The Executive Board thanked all volunteers, committee members, and residents for their continued support of KCPOA.

Meeting Adjourned: The meeting was adjourned at 7:30 pm.

Respectfully Submitted: Barbara Rist, KCPOA Executive Board, Secretary

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