KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

KCPOA EXECUTIVE BOARD MEETING
July 23, 2026
MINUTES

CALL TO ORDER: At the direction of Scott Hente, the meeting was called to order at 3:00 p.m.

Attending: With all members present, Quorum was established.

President	Scott Hente (2027)	Present
Vice President	Dan Chapman (2026)	Present
Secretary	Barbara Rist (2028)	Present
Treasurer	Mark Holthouse (2027)	Present
Director	Steve Durham (2028)	Present
Director	Chris Hendren (2028)	Present

Also Present: Lisa Baker, KCPOA Community Manager; David Firmin, KCPOA Attorney

Introduction of Guests: Homeowners – Carol Grudis, Jan Weiland, Susan Presti, Colin Thomas, and Tom and Marcia Laux.

Homeowner Forum: No questions or comments from attending guests.

Approval of Minutes
A motion was made and seconded (Hendren/Holthouse) to approve the minutes from the June 25, 2026 regular Executive Board meeting. Motion carried. The approved minutes will be posted to the KCPOA website following this meeting.

Old Business

1. **Grand Market Point Easement Request – D. Firmin**
   Working with King Soopers legal counsel, D. Firmin had asked King Soopers to take the lead in gaining agreement from the remaining party that must approve granting KCPOA and easement agreement. KCPOA is requesting the easement so it can legally maintain and repair the roundabout island outside of the East gate. No progress has been made and repairs are needed. The board agreed that D. Firmin should proceed with taking a more aggressive stance in seeking this agreement.

2. **Reducing or Eliminating Access to Open Space – D. Firmin**
   L. Baker is meeting with Taylor Fence to request a revised proposal for closing off access to the open space that sits between the King Soopers block wall and the KCPOA chain link fence. The new proposal will be for 2 end-cap fences and 1 gate (for maintenance access). The revised proposal will be given to D. Firmin who will then take it to the King Soopers legal counsel. The EB is seeking an agreement and financial compensation for this installation.

3. **2026 Annual Homeowners Meeting – L. Baker**
   The Annual Homeowners is scheduled for August 27, 2026 at 5:30pm. The Annual Meeting Packet was sent to all homeowners on July 20, 2026. The community management team is creating the meeting slideshow presentation now and requests that all presenters submit their

slides or information as soon as possible.

New Business

1. **KCPOA Management Office Lease Renewal – L. Baker**
   KCPOA's current office lease will expire on October 31, 2026. L. Baker requested board input on the renewal terms and options. A 3-year and 5-year option has been proposed by the lessor, with varying costs and benefits associated with each. The board agreed to present a counter-offer. Colin Thomas, guest at today's meeting, is a professional working in commercial real estate and knows the landlord well. He volunteered to assist with this renegotiation and the board agreed and thanked him.

2. **Ratification of Executive Board Candidates Vote– B. Rist**
   On July 15, 2026, by electronic review, motion and voting the EB approved the "slate of candidates" presented by the nominating committee to run for vacant seats on the executive board. The slate includes 3 candidates: Carol Grudis, Marting Stuart, and Colin Thomas. At today's meeting, **the motion was made and seconded (Holthouse/Chapman) to ratify this approval. Motion carried.**

3. **2026/27 Committee Appointments and Rosters – L. Baker**
   All committees were asked to submit updated committee rosters and chair appointments for today's meeting. L. Baker requested that those committees who have not yet done must send her the information as soon as possible. The updated rosters will by affirmed at the Organizational Meeting immediately following the Annual Meeting.

Infrastructure Committee – John Hurwitz

1. **Road Repair Updates**
   Final 2026 projects for mill & overlay, T2 slurry and capeseal work are scheduled to commence in early to mid-August. A stripe and marking proposal for September-October work is under review. The EB provided input on the safety considerations which makes this project a must-do even though it will have to be redone next year following 2027 road work. Finally, crack seal work, considered preventative maintenance, will be done during the Fall of this year.

2. **CSU Water Pressure Project – Update**
   Phases 2 and 3 of the SCU Water Pressure Project are partially completed. Work near the North gate has been completed and the crews are now working at the Skywatch Heights location. 4 additional locations will follow. The anticipated duration of these work phases is through to the end of August. No changes in residential water pressure will be discernable until the project is fully completed. M. Holthouse reported that "neighborhood relations and communication" are being well-handled by CSU.

3. **Toll Brothers Punch List Repairs – Red Rocks, Preserve and South Gate**
   Most landscape and plant materials replacement have been completed in Red Rocks and Preserve. Some irrigation repair work continues at this time. Other important punch list items such as curb and road work, detention ponds work and entrance monuments repair have not been started at this time, though Toll Brothers is collecting bids for these projects.

4. **Northpointe Detentions Pond Repairs**
   This repair project has now been completed. We will not know the full impact of the corrective improvements until we see heavy rainfall, at which time the IC can observe the performance of the basin and outlet structure.

5. **Budget Status for Road Work in 2026**
   The IC estimates the actual 2026 total "Road Reserves Expenditures" to fall at +/- $520K against a budget of $642K. This was primarily caused by some anticipated 2026 project shifting to 2027.

6. **Wildfire Mitigation**
   Wildfire mitigation work on KCE Priority #1 acreage has now been completed. GOG's Priority #1 acreage has also been completed. The EB affirmed its commitment to perform the next fire mitigation project (Priority #2 acreage) in 2027 at the previously negotiated cost. The Task Force overseeing these projects will pursue next steps and determine if grant funds will be available as a credit towards the Priority #2 project costs. Members of the EB, meeting with GOG ownership, will discuss their continued support and mitigation efforts of surrounding acreage.

Finance Committee – Mark Holthouse

1. **June 2026 Financial Statements**
   Submitted for review prior to this meeting. **The motion was made and seconded (Holthouse/Durham) to approved the June 2026 financial statements as submitted. Motion carried.**

2. **Audit: July 2024 through December 2025 – Update**
   The Treasurer reports that the preliminary audit report has been completed and in under review by the Finance Committee. The initial reports look very clean. Because there will not be an EB in August (due to the Annual Homeowners Meeting), the final audit report will be submitted to the EB for review at the September 2026 meeting. Posting to the KCPOA website will occur immediately thereafter.

3. **2026 Quarter 2 Budget Forecast**
   The Treasures reports that KCPOA is tracking well to its Operating Budget overall, with only a slight projected deficit.

Architectural Review Committee- Barbara Rist

1. **ARC Project Status Report as of July 15, 2026**
   - Landscape Projects: 16 Active, 1 Pending
   - Exterior Remodel Projects: 8 Active
   - Structural Remodel Projects: 6 Active
   - New Construction Projects: 4 Active
   - Demolition Project: 1 Active

2. **Design Guidelines & Maintenance Standards – 2026 Updates**
   The ARC submitted a document detailing all proposed updates and additions to the current "KCPOA Design Guidelines & Maintenance Standards 2025" for EB review. The updates include:
   - Additions and enhancements to the "Glossary of Terms"

- Clarification and specification wording in sections: “Walls and Fences”, “Exterior Service Areas”, “Roofs, Gutters and Downspouts”, and “Screening of Equipment”
- Addition of new section: “Rooftop Decks”
- Updates to the “Landscape Design Guidelines” pertaining to certain landscape and hardscape feature elements; positioning relative to setbacks
- Update to the “Builder Escrow Deposit” refund process

Following discussion, the board agreed to the next step of posting the document to the KCPOA website for a 30-day member comment period. S. Hente will make an announcement in the Weekly Update, advising owners to review the proposed changes. The ARC will report back on all input received following the comment period.

Common Area Landscape Maintenance Committee – Chris Hendren

1. **New CALM Member Appointment**
   The CALM committee recommends John Grudis for appointment to this committee. Following application review, **the motion was made and seconded (Rist/Hendren) to appoint John Grudis to the CALM committee. Motion carried.**

2. **Project & Operations Updates**
   - Recently completed landscaping projects:
     - East gate exterior
     - Nature Trail parking area
     - Camel’s Ridge berm
     - Tree- trimming through-out the community
   - East Gate Roundabout Island Damage – Reimbursement was paid directly to the property owners (KCPOA, L. Baker, filed the claim and accomplished the reimbursement). See Item #1 under Old Business (above).
   - Main gate refurbishing plans are underway. Landscape lighting enhancements, cleanup and replacement of declining shrubs, and the addition of foundational plantings are being considered for the Fall of 2026 if the budget will allow. C. Hendren noted that this will be the first significant renovation of landscape at the Main gate in many years.
   - North gate landscape redesign planning, interior and exterior, is underway. This project will include fire mitigation (removing all junipers) and replacement plants/shrubs. This project is expected to be submitted to the EB for approval no later than the first EB meeting in January 2027.
   - Hill Circle turf grass irrigation: 100 sprinkler heads that were replaced last year are working well and the turf grass is looking much better. Another 111 sprinkler heads have been approved and will be installed soon.
   - Grounds-keeping: The CSU meter on south Hill Circle is being improved with new paint and landscape pruning of overgrown vines on the fencing.
   - Red Rocks: Dead plants have been replaced and irrigation repairs are in the final stages (warranty work by Toll Brothers). J. Weiland, guest at today’s meeting, noted that one dead tree remains in Red Rock and still requires replacement.

Security & Communications Committee – Dan Chapman

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1. **Ratification of North Gate OPTEX Sensor Proposal Vote**
   On July 13, 2026, by electronic review, motion and voting the EB approved the Taylor Fence proposal #11776 for the North Gate OPTEX Vehicle Presence Sensor Installation, in an amount not to exceed $10,395.00. At today's meeting, **the motion was made and seconded (Rist/Chapman) to ratify this approval. Motion carried.**

2. **Allied Security – Contract Renewal**
   An updated contract is being prepared and is expected to be submitted for EB approval at an upcoming meeting.

3. **Long-Term Security Analysis**
   The SCC is looking for a consultant to provide technical assistance, and long-term security equipment analysis and planning. Fast-changing technology requires well thought out, long-term planning so that KCPOA can adapt as needed. This is a highly specialized area of expertise and a consultant for this purpose has not yet been identified. The SCC sees this as a high-priority for KCPOA and the EB was in agreement.

Covenant Committee – Steve Durham

1. **Annual Community Review**
   The annual review of all owner properties (lots and residential improvements, subject to the Master Declaration) has been completed by the Covenant Committee. All findings were submitted and reviewed. In all, only 21 properties required maintenance or other corrective action. Courtesy letters are being sent out now to each of these owners. Some have already responded with their plans for corrective action. S. Durham reports that the community is in very good shape and owners are taking care of their properties.

2. **Covenants and Rules – Enforcement of and Changes To**
   No changes to "RV Parking" rules are requested at this time. The committee does intend to submit changes to the rules regarding "Trash" at a future EB meeting.

Legal – David Firmin

Nothing additional to report

Executive Session:

The regular EB meeting was adjourned at 4:30pm to enter an Executive Session. All guests were thanked and excused that that time.

Adjournment: The regular EB meeting was reconvened and adjourned at 5:10pm.

Next Scheduled Meeting: The Annual Homeowners Meeting – August 27, 2026 at 5:30p.m. To be immediately followed by the Executive Board Organization Meeting.

Respectfully submitted: B. Rist, KCPOA Executive Board Secretary