KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

Architectural Review Committee
Meeting Minutes

Date:	August 11, 2026
Time:	2:00 PM
Location:	KCPOA Management Office and via Zoom
Present:	Tom Danner (Chairman), Barbara Rist (Member & EB Liaison), Fred Van Vurst (Member), Steve D'Amico (Member), Jim Gathen (Member).
Staff:	Dakota Santellana, Assistant Community Manager
Guests:	Mr. Colin Thomas – Candidate for EB Election and/or ARC

1. Call to Order

Chairman Danner called the meeting to order at 2:00 PM.

2. Establishment of Quorum

Quorum was established. Members Danner, Rist, D'Amico, Gathen, and Van Vurst were present in person.

3. Recognition of Guests

Chair recognized Mr. Thomas and offered him the opportunity to address the committee. Mr. Thomas introduced himself, his background, and his candidacy for the Executive Board, and his interest in the ARC.

4. Approval of Minutes

The ARC meeting minutes for July 14, 2026 were submitted for approval. A motion to approve was made by Ms. Rist and seconded by Mr. Gathen. Motion carried.

5. Top of Foundation Certifications

a.) 2589 Lyons View Pt.

TOF was received on 21 July, verified, and accepted. Email to owner.

6. Top of Roof Certifications

No Top of Roof Certifications were received or verified this month.

7. Ratification of Consent Actions Taken Between Formal Meetings

A motion was made, seconded, and approved to ratify the following project approvals previously made since the last ARC meeting (Gathen/D'Amico).

a.) **2221 Hill Circle**

This structural remodel (New front door) was submitted on 14 July 2026. A motion for approval was made and seconded (Gathen/Van Vurst) on 14 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

b.) 3341 Crest Hollow Heights

This project for new artwork on deck was submitted on 15 July 2026. A motion for approval was made and seconded (D'Amico/Van Vurst) on 21 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

c.) 3660 Camels View

This landscape project was submitted on 15 July 2026. A motion for approval was made and seconded (Rist/Van Vurst) on 16 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

d.) 3715 Camel Grove

This landscape project was submitted on 28 July 2026. A motion for approval was made and seconded (Rist/D'Amico) on 31 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

e.) 3805 Alta Vista

This painting project was submitted on 28 July 2026. A motion for approval was made and seconded (Rist/D'Amico) on 28 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

f.) 3132 Virga Loop

This landscape project was submitted on 06 August 2026. A motion for approval was made and seconded (Rist/D'Amico) on 07 August 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

g.) 3840 Hill Circle

This landscape project was submitted on 07 August 2026. A motion for approval was made and seconded (Van Vurst/Rist) on 08 August 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

h.) 3685 Hill Circle

This structural remodel project was submitted on 07 August 2026. A motion for approval was made and seconded (Rist/D'Amico) on 08 August 2026 to grant Preliminary Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

8. Completed Projects

The following projects have been completed and inspected by the ARC. Files have been closed and homeowners notified that they may retrieve printed copies of construction and/or landscape plans. Items not collected within one week of notification will be destroyed. All electronic files are retained by KCPOA.

a.) 129 North – Site Planning (7/14/2026)
b.) 2500 Hill Circle – Landscape (7/21/2026)

a)

9. Withdrawn Projects

It was noted that the following projects have been withdrawn:

a.) 3341 Crest Hollow View – Remodel

10. Old Business

a. **3810 Edgecliff Ct**

The owner had appealed to the Executive Board to have the ARC denial reversed. On 03 August 2026, the Executive Board announced their decision to uphold the ARC denial. The next steps in this project now rest with the owner to

submit a revised plan to correct the TOF. No action taken.

b. **3010 Shadybrook Lane**

The issue of the disallowed shed in the backyard was remanded to the Covenants committee. Ms. Rist reported that the convenants committee issued a 30 day warning.

11. New Business

a. Discussion on status reporting in ARCOS

The committee decided to not take up this issue, instead allow Danner, Rist, and D'Amico take up this technical discussion after the meeting.

b. New Design Guidelines

Rist mentioned hat the comment period was coming due, and the new board would likely approved the proposed, changed Design Guidelines at the upcoming EB meeting.

12. Adjournment

There being no further business, motion was made to adjourn (Gathen/Van Vurst). Motion carried. Meeting adjourned.

Next Scheduled Meeting: September 8, 2026 at 2:00 PM