KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

KCPOA Executive Board Meeting
September 24, 2026, 3:00 PM
1365 Garden of the Gods Road, Suite 108
ZOOM:
https://us02web.zoom.us/j/86755295555?pwd=ZWJwR0RyQTdpK1NwVys0VHZJcHo5dz09

AGENDA
NOTE: ALL KCPOA Board and Committee meetings are open to residents

1. Call to Order

2. Establish a Quorum

Scott Hente	President	8/31/2027
Martin Stuart	Vice President	8/31/2029
Mark Holthouse	Treasurer	8/31/2027
Barbara Rist	Secretary	8/31/2028
Steve Durham	Member	8/31/2028
Christine Hendren	Member	8/31/2028
Colin Thomas	Member	8/31/2029
David Firmin	Legal Representation	Altitude Law
Lisa Baker	Community Manager	RowCal

3. Introduction of Guest(s)

4. Homeowner Forum

5. Approval of Minutes
   i. September 24, 2026 Regular Meeting **(vote)**

6. Old Business
   i. Grand Point Easement – Firmin

7. New Business
   i. Altitude Law Retainer Fee Notice – No Action

8. Finance Committee - Mark Holthouse
   i. Approval of August 2026 Financials **(vote)**
   ii. Approval of September 2026 Financials **(vote)**
   iii. 2026 Q3 Budget Reforecast
   iv. 2027 Budget – 1st Round

9. Landscaping (CALM) Committee – Chris Hendren
   i. 2027 CALM Budget & Project Prioritization

ii. Three-Year Tree Trimming Cycle – Front Range Arborists $8,000 annually **(vote)**
iii. Timberline Maintenance Contracts – Total $95,996.35
- KCPOA Common Areas Contract #70089– $70,718.02 **(vote)**
- The Preserve Contract #70182 – $18,589.73 **(vote)**
- Red Rocks Contract #70174 – $6,688.60 **(vote)**

iv. 2026–2027 Landscape Improvement – Timberline Landscaping
- Lava Rock Conversion #70791 $12,104.71 **(vote)**

v. 2027 Landscape Improvement Projects – Timberline Landscaping
- Main Gate Daphne Replacement Project #69422 – $28,592.34 **(vote)**
- North Gate Exterior Renovation #70782 – $17,309.18 **(vote)**
- North Gate Interior Renovation #70790 – $7,626.10 **(vote)**
- North Gate Island Renovation #70732 – $8,725.94 **(vote)**

1. Infrastructure (IC) Committee – Martin Stuart
   i. Road Work Status
   - North Gate & KC Drive
   - Stripes and Markings
   - Fall Crack Seal

   ii. CSU Coordination – Phase 2&3
   - PRV Project
   - Water Leaks

   iii. Punch List Repairs
   - RRP1 and RRP4, RIRO
   - Additional Items

   iv. Budget Position – 2026 Roads
   v. 2027 Look Ahead
   - Road Repair Plan
   - 2027 Budget
   - Fire Mitigation

2. Security and Communications Committee – Luke Travins
   i. Taylor Fence Qoute #12543 for $18,996 – (vote / ratify)
   - Email vote Oct 2, 2026 5 votes yes, 2 non-responses

   ii. Crest Hollow Camera Tower
   iii. Motion Sensor Lights
   iv. Asphalt Striping
   v. Resident Code of Conduct with Security (vote)
   vi. Security Assessment
   vii. Holiday Fund
   viii. Incident Reporting

3. Architectural (ARC) Committee - Barbara Rist
   i. ARC Project Status Report as of September 15, 2026
   ii. Landscape Projects: 10 Active
   - Exterior Remodel Projects: 10 Active
   - Structural Remodel Projects: 5 Active
   - New Construction Projects: 4 Active
   - Demolition Project: 1 Active

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4. Covenant Committee - Steve Durham

5. Executive Session – No Homeowners

6. Meeting Adjourned

Next Board Meeting: December 3, 2026, at 3:00pm
(1365 Garden of the Gods Rd Suite #108 COS, CO 80917