

**KING CITY HIGHLANDS HOA
ARCHITECTURE AND LANDSCAPE COMMITTEE
MONTHLY MEETING
AUGUST 6, 2025**

Quorum Present: Joe Mulder (ALC Chair), Rob Mustard, Bonny Chown, Denny Peffers, Judy Baese, Leslie Elliot, Tim Woodley
Absent: None

No Board business to be discussed at ALC meetings given that 3 board members are presently on ALC.

Minutes: Approved for July 2, 2025 meeting.

Guest(s): Craig Dirksen, Tim Oliver, Phyllis Fox

Craig Dirksen of 16269 SW 128th pl. wishes to discuss concerns re: Southside of HOA pathway from 128th pl. to 129th st.

Concerns:

1)Walkers can look from the path down to his backyard due to loss of HOA owned bushes/greenery. Asks if the greenery can be replaced with appropriate sized screening. 2)Request made to provide bark dust to the same HOA bed in keeping with newly bark dusted areas adjacent to this pathway.

Plan: Committee to discuss appropriate plant replacement and bark dust requests.

Applications: None discussed.

Arborist: Rob Mustard presented Anne Colbert's request regarding transfer of care of 5 existing street trees on her property.

Plan: Several approaches discussed. Rob to explore options.

Budget: Last months budget has been posted on the bulletin board. Per Rob Mustard, all numbers continue to look good. ALC has approved budget of \$70,650. 69% of budget has been committed to projects.

Pest Management discussed. ALC will need to count for increased pest control services in 2026..

For safety's sake, ALC will move forward to repair/replace sections of the asphalt path in the fir grove though the cost will exceed this years budget. Of note, in 2024 the ALC had budgeted funding for path repair that was never used.

Drainage: Not discussed.

Irrigation: Not discussed.

Maintenance: Request Teufel to trim low hanging trees/shrubs along pathways. Leslie Elliot to follow up.

Plantings: Bonny Chown provided an update on the Clubhouse Landscape project.

Special Projects: NA

Old Business: NA

New Business:

The moles along the Dickson pathway are back. Western Exterminators will return to remediate the situation.

Joe Mulder to present a proposal from Leggett Asphalt to repair/replace sections of the Fir Grove pathway at the Sept 27th HOA Board meeting.

Adjourned: 10:10 am.

Work Group: 10:10-11 am

2026 Landscape contract discussed. Teufel to provide revised proposal.