

**KING CITY HIGHLANDS HOA
ARCHITECTURE AND LANDSCAPE COMMITTEE
MONTHLY MEETING
JANUARY 7, 2026**

Quorum Present: Rob Mustard, Judy Baese, Connie Holt, Leslie Elliott, Denny Peffers, Phyllis Fox, Bonny Chown, Pat Combs, Tim Woodley. **Absent:** N/A

Guest(s): N/A

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

Approval of minutes: November 5, 2025 minutes approved. ALC did not meet in December 2025.

Applications:

All Landscape and Architecture applications for December 2025 were approved by the committee.

Arborist:

35 trees need pruning in 2026.

Several HOA Birches may be affected by Birch Beetle. Rob to consult with Halstead regarding next steps/options.

ALC Budget/HOA Board Approvals:

There are a few invoices that are outstanding - awaiting final report from CMI. All intended ALC projects were completed in 2025!

Drainage:

Drainage issues along the upper greenway discussed. The team anticipates the replaced sprinkler heads will mitigate the issue and will take a watch and wait approach.

Irrigation:

Pat Combs expressed willingness to learn about the HOA irrigation system.

Rob Mustard discussed updating the controllers to Bluetooth in the future.

Walking Paths:

Routine resealing phase 1 to begin in 2026.

There is a “drop off” on the pathway located on the south end of the condo pathway that should be filled in.

Plan: Leslie will ask for a work proposal from Pro Maintenance.

Water run-off issue: There is a steep slope going from the Dickson cul-de-sac to the bridge that could pose a hazard after heavy rains.

Do we need to put in additional drainage? Signage?

Plan: The group decided to pursue additional signage at this time.

Maintenance:

Leslie Elliott will request official proposals from Teufel for Nut Sedge treatment, moss control, lime application and lawn aeration.

Plantings:

The new landscape plantings in front of the clubhouse are doing well.

Regarding the Chief Joseph Pine in the Dickson triangle: projected growth is between 8-10 ft. Plan is to trim out an adjacent maple to avoid limb conflict.

Discussion held regarding weather to hire a professional landscape designer. Plan: Bonny Chown to resource designers.

Additional trees proposed for the East side of the clubhouse. Is there room for an additional spigot to help with watering? Plan: Bonny to follow up.

Discussion held regarding the landscape area along the south side of the Dickson pathway between Dickson and 128th. Further discussion of a phased plan is needed.

Special Projects:

Connie Holt to obtain proposals for additional caution signage for pathway from Dickson cul-de-sac to the bridge.

It was decided among the group that the ALC Manual does not need to be redone this year.

Old Business:

1. Walking sign post at corner of walking path and 128th has been repaired.
2. Planting of three trees by Teufel completed.
3. The re-aligning of the clubhouse south facing retaining wall was completed.

New Business: New projects and ideas appear in italics in the appropriate categories.

Other: *2027 Landscape Contract discussed. What do we as a payor want? Plan: Team will work towards improving the task and frequency list for the 2027 contract.*

Meeting adjourned: 10:55

