

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
February 10, 2022

Dick McCaskill	Committee Chair	Present
Mark Holthouse	Committee Member / EB Liaison	Absent
Carl Smith	Committee Member / Drainage	Absent
John Frank	Committee Member /Roads	Present
Ron Johnson	Committee Member / SC Liaison	Present
Bud Ingels	Committee Member/Construction	Present
John Hurwitz	Committee Member	Present
Diane Hampson	Community Manager	Present
Teresa Lamothe	Assistant Community Manager	Present
Bruce Barbarick	KCPOA Asphalt Consultant	Present
Mark Stritzel	KCPOA Const. Management Consultant	Present
Guests:	Peter Martz, KC5, LLC	

The KCPOA Infrastructure Committee (IC), reporting to the EB, has as its responsibilities the implementing of the KCPOA land development process for unplatted vacant land parcels, the monitoring and maintenance of common area roadways and selected non-road physical assets, the monitoring and maintenance of corporate KCPOA drainage facilities, and providing capital and operating budget input to the EB. Meetings are generally held monthly, with special purpose meetings and working sessions called as needed.

The meeting was called to order at 3:30 PM. Quorum was established.

The minutes from January 13, 2022, were approved as submitted. (Johnson/Ingels). The chair granted an excused absence to Carl Smith and Mark Holthouse due to family obligations.

Old Business:

Progress Reviews:

- a. **Drainage Study Update – Dick McCaskill**
 - i. The Chair provided an overview of the fully executed drainage study contract to Terra Nova Engineering. The target completion date is approximately three months. Terra Nova is currently in the process of gathering data through public sources. Carl Smith is overseeing their work and providing insights to TNE.

- b. **KCPOA 2022 Road Maintenance Planning – Bruce Barbarick, John Frank**
 - i. John supplied an overview of 2022 road maintenance plan, commenting that study is continuing to refine this year’s expect scope and cost estimates.
 - ii. The north gate pothole repair is on schedule. The IC may need to consider a more

complete reconstruction of the entire area due to the poor original subgrade. As a reconstruction of the curb & gutter and asphalt is being considered, that would be the time to consider possible relocation of the gates to provide more distance between the drop arm and the swing gates. Coordination with the Security Committee would be made since the gates and security features are the purview of that SC.

ACTION: The Chair asked the Manager to contact Taylor Fence, explore options to move gates/gate arm or both. Diane to inquire with the Fire Department on the code related to turnaround area if the gates would be relocated.

- iii. Bruce supplied an overview of the executed contract to A-1 Chip Seal and confirmed scope of work for crack filling. The cost & benefits of using emulsion seal coat versus Type II slurry seal application were discussed.
 - iv. Discussion was held about the condition of Grand Market Point especially in conjunction with the need for Toll Bros to tap into the city sewer at the manhole on GMP as it develops RRP1. The committee was reminded that a Haul Road Agreement exists with Toll, dating back to when the temporary haul road was used to move dirt from RRP1 to RRP4. Given the current condition of GMP, the fact that nearly two-thirds of our KCE traffic uses the East Gate and the expected increase in vehicular volume as RRP1 and RRP4 get built, an opportunity may exist to accelerate the schedule for attending to GMP in concert with Toll's restoration of the area to be degraded around the manhole.
 - v. ROW Street Cut/ Degradation Fee draft: Diane will supply a draft to John Frank by Friday, February 18.
- c. RRP4 - EB Execution Update – Deliverables Log – Mark Stritzel**
- i. No development work at present. Peter Martz of KC5 requested a copy of the deliverables log. Target closing of the sale of RRP4 from KC5 to Toll Bros was said to be around the end of February.
 - ii. Peter reminded the Committee that to complete the grading on Hill Circle, the volunteer trees along Hill Circle will be removed in April or May. Diane will send eblast reminders beginning mid-March to alert owners.
- d. RRP1 - EB Execution of the Amendment to DA – Deliverables Log – Mark Stritzel**
- i. Utility work and storm sewer installation is nearing completion with sanitary sewer work in Filing 2 complete. Installation of water mains in Filing 2 should begin in next two weeks. Natural gas piping and electric service in Filing 1 is complete. Toll Brothers is installing lot identification signs in Filing 1, and still has work left to do on the pond, current activity and overflow were discussed.
 - ii. A work group of Barbara Rist (ARC Chair), Mark Holthouse (IC Liaison to the EB and co-chair of the Finance Committee), and Dick McCaskill (IC Chair) have been discussing with Toll representatives a proposed amendment to the RRP1 Development Agreement. Requested by Toll to provide for development elements not included in the DA, the work group has negotiated such an

amendment. It is anticipated this proposed amendment may be presented to the IC for discussion and vote at the regular March meeting. If approved, the amendment will be forwarded to the EB with the IC's recommendation.

e. **Westgate – Incomplete Improvements Status – Deliverables Log**

- i. Mark reported no development work at present.
- ii The Chair reminded the Committee the Developers' Surety Bond (a \$113k Letter of Credit) expired on December 31, 2021, violating the terms of the Development Agreement. KCPOA is holding a Street Degradation fee to fix their street cuts. The IC negotiated a new \$50k Letter of Credit (LOC) considering partial completion of the infrastructure as verified by Mark Stritzel, KCPOA Construction Management Consultant. That new LOC is now on file. It appears that the main incomplete improvements are generally landscaping and receiving copies of City-approved documents.

f. **NorthPointe**

- ii. The Chair noted a statement by Peter Martz that the IC should consider monitoring the elevation of the walls to track soil movement at Northpointe. Diane recalled that initial elevations were provided to the Office by the Northpoine developer and are in the office files. The Chair directed the Management Office to send a copy of that information to Mark Stritzel. Mark was assigned to contact Orsillo Land Development, the developer, for additional baseline information and updated measurements, if any.

g. **Fiber Optic Proposal – Mark Stritzel**

- i. The Chair reminded the Committee of the historic arrangement with the Garden of the Gods Resort and Club that provides for KCPOA to use 2 strands of the Club owned fiber optic cables inside KCE. Contractors for Toll had a difficult time in tapping into the Club fiber optic cables as they attempted to connect the Security features installed at the Fillmore temporary construction gate. The Chair had asked Mark to solicit fiber optic proposals from that Fillmore gate to the main gatehouse as well as to the East gate, for long range planning purposes. Having done that, Mark commented on KCPOA historical information and reviewed the budget pricing proposals from two contractors.
- ii. Point to point wireless data connection between two points (known as "end points") technology was discussed. As a possible alternative to fiber optic cables, the Chair asked Ron Johnson to provide his insights and proposal for microwave technology at a future meeting because of his experience with the technology.

New Business:

a. **2022-2023 Budget**

- i. The Chair asked IC members to begin thinking about budget numbers and refer to attachments provided by the Finance Committee in advance of the meeting. The budget will be discussed further at the March meeting.

b. **New Voting Member**

- i. The Chair noted John Hurwitz has been confirmed by the EB. Mr. John

Hurwitz will be the seventh voting member to serve on the Infrastructure Committee effective January 27, 2021.

- ii. John's initial role will be twofold, focusing on improving our communication processes with 'downstream users' of IC decisions:
 - a. Assure the ARC is equipped with the information that emanates from the IC that it needs to execute ARC functions
 - b. Assure the Management Office receives all necessary information for the land developments, drainage decisions and road work decisions made by the IC so that the Office can create, revise, update and retain a file for all required infrastructure and development deliverables, cataloguing the required documents in an electronic and/or physical file.

Next meeting date: March 10, 2022.

Meeting adjourned at 5:05 pm.

Respectfully submitted by Teresa Lamothe