

**Meeting Minutes**  
 Infrastructure Committee  
 Kissing Camels Property Owners Association  
 May 12, 2022

Dick McCaskill	Committee Chair	Present/ Proxy for Ron Johnson
Mark Holthouse	Committee Member / EB Liaison	Present
Carl Smith	Committee Member / Drainage	Present
John Frank	Committee Member /Roads	Present
Ron Johnson	Committee Member / SC Liaison	Absent
Bud Ingels	Committee Member/Construction	Present
John Hurwitz	Committee Member/KB	Present
Diane Hampson	Community Manager	Present
Sheridan Rohde	Assistant Community Manager	Present
Bruce Barbarick	KCPOA Asphalt Consultant	Present
Mark Stritzel	KCPOA Const. Management Consultant	Present

The KCPOA Infrastructure Committee (IC), reporting to the EB, has as its responsibilities with the implementation 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 held monthly, with special-purpose meetings and working sessions called as needed.

The meeting was called to order at 3:05 PM. Quorum was established.

The IC approved the minutes from April 14, 2022, as submitted. (Ingels/Hurwitz).

**Progress Reviews**

A. Drainage Plan – Carl Smith

- i Smith met with Terra Nova Engineering engineer Dave Lethbridge to review work completed to date. Reported they are behind schedule due to inclement weather.
- ii Smith and Lethbridge did a drive-through the community to review the scope of work. Several discoveries were made including a 30” CMP labeled as an 18” CMP, as well as a similar situation at Storm drain #50 – which was 24” diameter and labeled as an 18” CMP.
- iii Stephen Blais / GOG agreed to let Dave Lethbridge use a golf cart for his fieldwork.
- iv McCaskill and Smith decided that KCPOA should not have Terra Nova Engineering locate/evaluate drainage on the Kissing Camels Golf Course at this time since that is owned by Garden of the Gods Resort and Club.
- v Luanne/Terra Nova Engineering will attend the June IC meeting to provide an

update.

B. Haul Road and GMP – Bruce Barbarick

- i The Haul Road and Grand Market Point sewer connection and road closure is progressing on schedule. Toll will replace the concrete curbing they damaged by the haul road and add concrete curbing from the existing curb north to Hill Circle. This will be completed while the road is closed.
- ii They discovered a dip in the grade in Grand Market—may need grade correction. It may dip an inch, and is something that a mill and overlay might be able to correct.
- iii KCPOA will keep a portion of degradation fees to cover the mill and overlay of that area in addition to the Type 2 Slurry.
- iv Red Rocks and the Preserve—in progress.
- v Signed contract with Schmidt Construction as of May 11, 2022. Reached out to the company but not scheduled the work. **The IC ratified the price increase as discussed by email with the IC, and further approved by the EB. The price increased to \$197,596.90 w/optional \$15,763.00 (McCaskill/Smith). Motion carried.**
- vi Barbarick will be meeting with Mountain Range Concrete on May 13, 2022, for the concrete replacement on the East cul-de-sacs. The contractor is hoping to start by May 18, 2022. Driveway closures will occur. The management office sent an Eblast and letter to owners that may be affected by this work. Barbarick will also have a meeting with A-One Chipseal regarding the Type-2 slurry at the Brooks and the Courtyards.
- vii Hill Circle Gas Line: Approved the \$1600 street cut permit to do potholing: six- to eight-inch diameter holes will be bored to find every utility that the new CSU gas line will cross. The streets affected by potholing and the gas main are: a portion of Inwood to Hillbrook; East from Hillbrook on Hill Circle, down to the “utility farm.” Daylight Utility Locators will be onsite in May to complete the potholing.

**New Business**

A. KCPOA Light Pole Standards

- i Toll Brothers started infrastructure for light poles like the ones in the Retreat. It was determined that Toll should install the standard square light fixtures that are seen throughout the community. **There was a motion and second that the Street Lights for RRP1 and RRP4 will be the KCPOA standard Street Lights as agreed upon in the Development Agreements (Smith/Ingels). Motion carried.**

B. Manager’s Report – Diane Hampson

- i Contracts for roadwork were signed for this year.
- ii Security has been logging the large 18-wheel trucks coming through the main gate as well as logging vehicles they are also turning away.
- iii Received check from Toll Brothers for \$43k per RR4 Development Agreement: \$25k for residential gate, \$8k for asphalt sealing, and \$10.5k for sidewalk/ concrete repairs. All funds will be deposited into the reserve account.

C. North Pointe Probationary Inspection—Mark Stritzel

- i LDW Land Surveying checked the benchmarks and the retaining wall as there was a desire to confirm stability. The report concluded there has been no movement in

the wall.

- ii A probationary inspection of the completed infrastructure will be conducted on May 24, 2022 with representatives of the IC and Orsillo Land Development.

D. Knowledge Base Task Force — John Hurwitz

- i The task force determined that Mark Stritzel's deliverables logs for each development will be used as a template for tracking documents; all relevant documents will be populated to SharePoint and hot-linked in the log. Diane will contact Phil Ray/Sunbird Computing to request setting up SharePoint on the kc-poa.com Community Manager account. Mark will populate this with John's help and IC members will be able to view these documents in read only format.

Next meeting date: June 9, 2022, at 3:00 pm Note starting time.

Meeting adjourned at 4:38 pm.

Respectfully submitted by Sheridan Rohde