

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
July 14, 2022

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

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

The IC approved the minutes from June 9, 2022, as submitted. (Ingels/Johnson).

Progress Reviews

A. Drainage Plan – Carl Smith

The drainage study is now complete. Terra Nova provided one electronic copy and three hard copies of the report to the office.

- a) Terra Nova conducted more survey work on Chilson, results are pending.
- b) The swale originally installed on Chilson has disappeared. The homes affected are 2501 – 2561. Terra Nova to provide a scope of work for the needed repair.
- c) Benchmarks are in discrepancy by .39ft error on Glen Vista.

Matt Coleman asked Diane Hampson to invite Terra Nova and Carl Smith to the next Executive Board meeting.

B. Roads – Bruce Barbarick

- a) Michael Orsillo requested to be added to the agenda for this meeting to discuss Northpoint but did not show. No action was taken, and more discussion will take place at the next meeting.
- b) East cul-de-sacs – Several problems discovered during the project doubled the scope of work. All items discovered have been addressed.
- c) The committee is aware of the low spot on Grand Market Place and has decided to wait to address the issue until the Toll Brothers development is complete.
- d) T2 Slurry Seal for the Courtyard and Brookies scheduled for July 22-23, 2022.
- e) CSU Gas Main: No update on the gas line replacement on Hill Circle. Bud Ingels

to contact CSU for a project status update.

- f) Bruce will update the Road Maintenance Plan to include a section that identifies roads that could require a more detailed inspection procedure to assess if remediation to the subgrade is necessary during future scheduled repairs.

C. Construction Management – Mark Stritzel

- a) Westgate update: There is a small amount of landscaping that needs to be installed before the project will be complete.
- b) Red Rock 1 – Pond liner construction should be beginning soon.
- c) Red Rock 4 – Install of sanitary lines is under construction.
- d) Red Rock 4 Fillmore Gate – Still waiting for Toll’s plan to utilize temporary fencing along Fillmore Street.
- e) The committee voted electronically on June 21, 2022, to approve the perimeter fencing around Red Rock 4. A motion was made and seconded (Ingels/Smith) to ratify the approval. Motion carried.

D. EB Comments – Mark Holthouse

- a) Mark gave a brief overview of the Reserve Study results.

E. Manager’s Report – Diane Hampson

- a) An announcement was sent out about the T2 slurry work in the Courtyard and Brookies on July 23 & 24.

F. Knowledge Base SharePoint Update – John Hurwitz

- a) In process of adding documents to site.

New Business

A. Review Rolling To Do list

- a. John Frank to review consistency of Road Cut Policies and finalize by late fall of this year.
- b. Review of Signature Point Road Acceptance- Bruce Barbarick evaluated the road and found it to be “aged” but in good condition. KCPOA has not accepted the road and so is not responsible for road maintenance. Diane to draft a letter informing Cathedral Ridge that the road has not been accepted and send the draft to Dick McCaskill and Mark Holthouse.
- c. Continue monitoring of Parcel 129 North- no activity.
- d. Bud Ingels updated the group on the demolition “scope” at the fire-damaged home at 3340 Sheiks Place in The Park. Permission has been granted to transport all debris out of the construction gate on Fillmore in an effort to minimize disruption and traffic at other gates in the community.

Next meeting date: August 11, 2022, at 3:30 pm. Time to be confirmed later.

Meeting adjourned at 5:29 pm.

Respectfully submitted by Allie Johnson