

**Meeting Minutes**  
Infrastructure Committee  
Kissing Camels Property Owners Association  
June 9, 2022

Dick McCaskill	Committee Chair	Present
Mark Holthouse	Committee Member / EB Liaison	Present Via Conference Phone
Carl Smith	Committee Member / Drainage	Present
John Frank	Committee Member /Roads	Present
Ron Johnson	Committee Member / SC Liaison	Absent
Bud Ingels	Committee Member/Construction	Absent
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 via Zoom

The meeting was called to order at 3:05 PM. Quorum was established. Luanne Ducett of Terra Nova Engineering was introduced as a guest.

The IC approved the minutes from May 12, 2022, as submitted. (Smith/Frank).

### **Progress Reviews**

#### **A. Drainage Plan – Carl Smith**

Luanne Ducett with Terra Nova Engineering provided a draft of the comprehensive drainage study. The report included maps of the drainage system throughout the community, pictures, and a list of maintenance items in priority order. The final report will be provided as both a hard copy and on a flash drive.

- a Drainage study began in February/March 2022.
- b The scope of the study was to inventory the drainage system and create maps, assess current condition of the system, determine the percentage of drainage flow emanating from the residential area, the golf course and the commercial area outside the gates, and to provide maintenance recommendations.
- c Conclusion: Overall the community's drainage system is in surprisingly good shape. Some of the maintenance items listed in the report were discussed. In the case of a large storm, some high-risk areas are highlighted and noted.
- d Option to video scope north part of community that goes underneath local pond 3 (near golf hole 8 North) was discussed. The benefit to the scope

offers better ability to troubleshoot if any issues occur. The option contact the golf club to share cost of scope was discussed.

- e Tributary percentages regarding water runoff (land area vs. “c” factor) will be provided in the final drainage report. These are slightly different because hardscape, such as concrete parking lots, generate more runoff than does turf.
- f It was agreed that at the right time, IC or EB representatives should offer to meet with Garden of the Gods executives to review the report and its findings relative to the GoG Club. The findings suggest the Club consider monetary participation in some of the required maintenance.
- g The report is 95% complete. The key follow up items from the presentations for Terra Nova include:
  1. Prioritize recommended drainage maintenance
  2. Provide topographical map of the Chilson drainage area with suggested options for corrective actions
  3. Recommend a vendor(s) to provide maintenance
  4. Provide a proposal to complete a scope of work for KCPOA to use with the RFP to vendors.

#### B. Roads – Bruce Barbarick

- i The concrete curb and gutter work at the east end cul-de-sac should be completed by Saturday June 11, 2022.
- ii The cross pan on Camel View will be sealed to extend its useful life.
- iii Asphalt remove & replace of the East cul-de-sacs is tentatively scheduled for the week of June 20<sup>th</sup>. Full schedule TBD.
- iv T2 Slurry Seal is tentatively rescheduled for the week of July 11.
- v Orsillo is working on correcting the Glen Vista/Northpoint issues. Discussed drilling for soil substructure conditions prior to slurry seal. Discussed how to use/disburse/refund monies received that were slated for the slurry. Discussed holding a portion of the 10% Letter of Credit in hand from Orsillo until Glen Vista project is completed to our satisfaction.
- vi The small sinkhole in road at intersection of Grand Market and Hill is growing. Discussed possibility of surveying the crown from Grand Market Point to Hill Circle.
- vii CSU Gas Main: Potholing is nearly complete. CSU has not provided a schedule for the road work yet.

#### C. Construction Management – Mark Stritzel

- i Westgate update: we are waiting for them to install landscaping and irrigation, possibly in July.
- ii Red Rock 1 – Pond liner construction should be beginning soon.
- iii Red Rock 4 – Utility work is recommencing now that the grading of the land has been completed.
- iv Discussed need for Toll Brothers to replace disturbed waddles and silt fencing along Red Rocks 1 as well as other erosion control measures. Mark to raise this issue with Al Watson.

#### D. Knowledge Base SharePoint Update – John Hurwitz

- i Updated on status of getting SharePoint folder up and running. Gave a brief tour of the site and how to use it.
- ii Discussed adding access to site to Bruce Barbarick when the site is more fully built out.

**New Business**

- A. Bud Ingels is the project manager for the tear down and rebuild at 1433 Smoochers Circle.
- B. Reminder that John Hurwitz will be the July meeting chair.
- C. Luke Travins, Dick McCaskill, and Diane Hampson met with Chris Meis - MHSS and David Nelms - QComm to discuss long range planning of additional security and electronic needs. Information gathering to be handled by the SCC.

Next meeting date: July 14, 2022, at 3:00 or 3:30 pm. Time to be confirmed later.

Meeting adjourned at 5:00 pm.

Respectfully submitted by Allie Johnson