

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
September 8, 2022

John Hurwitz	Committee Chair	Present
Mark Holthouse	Committee Member / Finance Liaison	Present
Carl Smith	Committee Member / Drainage	Present
John Frank	Committee Member /Roads	Present
Ron Johnson	Committee Member / SCC Liaison	Present
Bud Ingels	Committee Member/Construction	Present
Tim McMahan	Committee Member/KB	Present
Diane Hampson	Community Manager	Present
Allie Johnson	Assistant Community Manager	Present
Bruce Barbarick	KCPOA Asphalt Consultant	Absent
Mark Stritzel	KCPOA Const. Management Consultant	Present

The meeting was called to order at 3:32 PM. A quorum was established.

Guest Present: Luann, Terra Nova Engineering, Dick McCaskill, former IC Chair. Matt Coleman, KCPOA President

The IC approved the minutes from August 11, 2022, as amended. (Ingels/Frank).

Progress Reviews

A. NorthPointe infrastructure acceptance status – Stritzel, McCaskill

- a) The test of the Simpson crack fill is scheduled to occur on September 9, 2022
- b) Diane will execute the retention pond maintenance document for the pond on Lyons View Point (KCPOA with the City)
- c) Mr. Orsillo responded verbally with a refusal to renew OLD's Letter of Credit, putting him in violation of the development agreement. A motion was made and seconded (Ingels/Hurwitz) to send a letter of non-compliance. The motion carried.
- d) It was decided to have three core samples done. Two shallow samples to be done on Lyons View Point and one deep sample on Glen Vista Point.

B. Drainage Plan – Carl Smith

- a) Luann previously identified possible drainage issues along Chilson, specifically, modification to the ditch in front of 2541 Chilson. Luann predicted that some property flooding might be possible in a large storm event, but the home was still outside a 100-year flood event. Luann proposed two solutions. Mark Holthouse will ask Ron Lehmann for a legal opinion to see who is responsible for the repair/improvement of the ditch and clarification on right-of-way and easements. Luann will prepare a scope of work and estimates for both solutions she presented.
- b) The pond behind King Soopers requires some cleanup but it is not urgent. This

will be added to Timberline's scope of work for winter projects.

C. Roads –John Frank, on behalf of Bruce Barbarick

- a) Bruce advised John Frank that he sent a notice to Schmidt to create a negative change order for punch list items that were not performed and to hire [A-1 Chip Seal](#) to finish the [IR repair](#) work.
- b) Before accepting Signature Golf Point into KCPOA, an inspection was done on September 6, 2022. The inspection report was sent to the members of the IC.
- c) Four cores on Signature Golf Point will be procured concurrently with core work on Northpointe.
- d) John Hurwitz said he would draft a response to the management company of Signature Golf Point advising that KCPOA is investigating the road conditions and will reach back out when there is more information.

D. Construction Management – Mark Stritzel

- a) Progress towards the final correction of the Westgate punch list is being monitored. Scott Barton has indicated that he is in no hurry to complete the punch list. Diane Hampson will inform Scott Barton of the need to renew his ILOC before its expiration if the punch list is not completed.
- b) Red Rocks 1 landscaping is proceeding.
- c) Red Rocks 4 is proceeding. The RCP storm sewer pipes have been delivered
- d) Al Watson was notified that the street signs and mail kiosks must be formally submitted for approval.

E. Manager Update

- a) The cut fiber optic line has been repaired. Toll Brothers covered the repair and placed a guard at the Fillmore gate to monitor while cameras were down.
- b) Diane is having difficulties contacting Seal Coat Solutions to do the cold patches at the north gate and has contacted Bruce Barbarick to get recommendations for other companies.
- c) Diane Hampson advised that she spoke to the ARC to incorporate instructions and requirements for street cuts in the next Design Guideline revision so owners will have the information about remodels and new construction.

New Business

A. Volunteer Orientation

- a. Matt Coleman updated all the Volunteer Orientation information and advised that the next orientation will take place on September 14, 2022.

Next meeting date: October 13, 2022, at 3:30

Meeting adjourned at 5:50 pm.

Respectfully submitted by Allie Johnson