

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
October 13, 2022

John Hurwitz	Committee Chair/KB	Present
Mark Holthouse	Committee Member / Finance Liaison	Present
Carl Smith	Committee Member / Drainage	Absent
John Frank	Committee Member /Roads	Present
Ron Johnson	Committee Member / SCC Liaison	Absent
Bud Ingels	Committee Member/Construction	Present
Tim McMahon	Committee Member/EB Liaison	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. A quorum was established.

Guest Present: Barbara Rist, ARC Committee Chair

The IC approved the minutes from September 8, 2022. (Holthouse/McMahon). Hurwitz emphasized the expectation for a thorough review of Meeting Minutes by committee members so that accuracy and content is confirmed. The process is imperative for future reviews such as legal or policy verifications.

Progress Reviews

- A. North Pointe infrastructure acceptance status – McMahon/Hurwitz
- a) An IC task force (McMahon, Frank, Holthouse, and Hurwitz) met on October 12, 2022, in a working session to discuss the items of dispute stated by OLD. A meeting with OLD is set for October 18, 2022, to further discuss these issues.
 - b) The task force stated that the inherent message for OLD is adherence to the Development Agreement and supporting documentation.
 - c) On October 13, OLD requested a punch list walk-through to be scheduled before October 18. The short notice was too restrictive, but it was decided to propose the walk-through of Northpointe with OLD for October 20, 2022, at 2 PM.
 - d) Pond Maintenance Document - Previously, Diane had sent the signed Statement of Authority to the City, but a maintenance agreement with the City was not executed. Diane will follow up to see that the maintenance agreement is executed in a timely manner. The IC will discuss with Terra Nova whether the annual inspection of the pond should be included in the maintenance agreement with them.

B. Drainage Plan –John Hurwitz on behalf of Carl Smith

- a) A letter from KCPOA was sent to the owners of 2541 Chilson Lane about the drainage issue at their property. A meeting is set for the afternoon of October 25, 2022, with the owners, Carl Smith, John Hurwitz, Mark Holthouse, and Luanne (Terra Nova) to discuss the situation and go over options.
- b) The November IC meeting will include a discussion to identify drainage projects in 2023.

C. Roads –Bruce Barbarick

- a) Bruce will reach out to A1 Chip Seal to see if they can do the IR repairs at North Gate. The IR repairs will last longer than cold patches that could be performed by Wisham (Seal Coar Solutions, Inc.). However, there was a concern about an appropriate repair technique that should be used adjacent to the imbedded security wires.
- b) John Frank and Bruce Barbarick will work on the 2023 road repair plan that will include a scope of work for contractors to provide quotations. A specific “need” in 2023 is the repair of cracks on the west side of Hill Circle. The crack repairs would be a short-term, but necessary, fix at an estimated cost of \$30-35k.
- c) After an email vote of approval earlier in the month, a motion was made and seconded (McMahon/Holthouse) to have A1 Chip Seal do IR work on the East cul de-sacs. The motion carried. Schmidt will be back-charged for the cost of A-1 repairs at these locations.
- d) Bruce stated he would send in the paperwork for his 2023 contract renewal as the KCPOA asphalt consultant which will be reviewed by committee upon receipt.
- e) Matt Coleman to finalize a letter to GGCPA for the maintenance of Signature Golf Point Road. It will clarify KCPOA position on road acceptance, and a forthcoming Sub Association road maintenance agreement. The exact limits of KCPOA responsibility will be memorialized after the procurement of cores.
- f) There was discussion on the current road cut policy and its inadequacies. Diane will compile information on the current road-cut policy and present it at the next IC meeting. The policy will be included as part of the KCPOA Design Guidelines.
- g) It was decided that Diane will hold the check for Schmidt until they come in with a signed Lien Release.
- h) Cores – Bruce to finalize a price with Yeh (so the IC can approve) for the following cores – one-18’ core on GVP, two-4’ cores on LVP, and four-4’ cores on Signature Golf Point. The work may not get scheduled until after the first of the year.

D. Construction Management – Mark Stritzel

- a) Progress toward the final correction of the Westgate punch list is still being monitored. Scott Barton did not provide an update on the punch list yet. Barton is responsible to remove the vehicle tracking pad. The warranty will not commence until punch list repairs are completed. The expiration date of the Developer’s ILOC needs to be confirmed.
- b) Al Watson informed the committee that USPS is requiring the mailbox kiosks in Red Rocks 1 to face either South or East, for postal carrier safety in the winter.

- c) While the IC cannot specify the color of the mailbox kiosks for RRP1, the dark bronze color like the mail kiosk at North Pointe is preferred if Toll can modify the order.
- d) Mark Stritzel and Carol Cannon will meet to set flags for the preferred location of the Nature Trail.
- e) For Red Rocks 1, Toll requested a reduction of the Warranty Assurance Bond based on their opinion that since most of the work is done it should be reduced. Diane recommended following the Development Agreement on this issue.
- f) Bud Ingels updated the committee about the fire rebuild in The Park sub-association and that The Park is coordinating the demolition and rebuild.

Manager Update

- A. Diane informed the committee that the office noticed an increase in complaints from owners about the construction trucks coming in the main gate instead of the construction gate. The trucks are from Martin Marietta and are the 40' trucks that cannot make the turn at the construction gate. These trucks are allowed to use the main gate due to their size. Although the main gate is needed to facilitate truck traffic to RR1 and RR4, drivers should use the southern loop of Hill Circle and not use Kissing Camels Drive.

New Business

- A. Barbara Rist talked with the committee about Impact fees and the difficulty the ARC has had determining when impact fees are applicable, how much they should be, and how to enforce collection of them. An ad hoc task force consisting of Barbara Rist, John Hurwitz, and a member of the FC will be formed to research possible revisions to the Impact Fee policy.

Minutes Review from: BB, JF, MH, MS, BI, TM, JH

Next meeting date: November 10, 2022, at 3:30

Meeting adjourned at 5:50 pm.

Respectfully submitted by Allie Johnson