

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
December 1, 2022

Call to Order: The meeting was called to order at 3:00 pm.

1. Establish Quorum

John Hurwitz	Present
Mark Holthouse	Present
Ron Johnson	Present
Carl Smith	Present
John Frank	Present
Bud Ingels	Absent
Tim McMahan	Present
Bruce Barbarick	Absent
Mark Stritzel	Present
Diane Hampson	Present

2. Revise Approval of minutes from the October 13, 2022, meeting

3. Approval of minutes from the November 10, 2022, meeting

4. Old Business -- Progress Reviews:

A. NorthPointe Infrastructure Status –

- a) Pond Maintenance Document with City: Diane sent the documents to the City for execution.

B. Drainage Plan Updates and Actions

- a) Carl and John H. met with Luann Ducett to discuss repairs and an agreement to partner with the GGC. Next steps: deciding which items should be inspected. Luann will also check with the Army Corps of Engineers (CoE).
- b) Ponds 5A and 5B may amount to \$35k for repairs. There is a lot of debris and garbage in both ponds. Remediation of 5A and 5B may “fall under” a fire mitigation plan.
- c) The Office of Emergency Management knows Bekah Wisham (Security Committee). Carl suggested a meeting to discuss fire mitigation. Diane will contact the CSFD wildfire division to meet with Carl, Bekah, and Diane to inspect KCPOA, develop a global mitigation plan for all of KCPOA, and potentially secure bond money.
- d) There is a list of about 30-40 repair items. Luann will provide a bid for the shortlist items, excluding Ponds 5A, 5B, and Pond 9 drainage.

C. Roads – John F.

- a) North Gate repair status – A-1 has not been on site for the work on the east cul de sacs. So, the North Gate road section has not yet been repaired.
- b) 2023 Road Repairs Bruce, John F., and John H. Updated all 2023 asphalt pricing for the Road Maintenance sheet. Inflation was factored into all prices. Every road in the community received updated pricing. This will be published post Core review.

- c) Bid Review for 26 Cores
 - (1) Entech provided a bid for \$17k. All work is done in-house.
 - (2) Yeh and Associates bid \$57k for cores. Their work is outsourced to other vendors.
 - (3) The IC will send any questions to John F. that further define the Entech bid (by 12/6). John F. (or Bruce) will compile and forward to Entech to respond. John H. will ask Bruce to review the contracts. Once he receives Bruce's opinion, he will ask for an email vote.
- d) Signature Golf Point update and next step for RMA – The RMA is still being finalized. John H. will ask for a vote to recommend an RMA to the EB at the January meeting.
- e) Road Cut Policy status and fees – Bruce is on vacation in December and will revisit it in January.
- f) A-1 complete East Cul de-sacs – not complete, the weather has been a factor.
- g) Bruce 2023 Contract – pending. Need Bruce's 2023 Proposal.

D. Construction Management Updates – Mark Stritzel

- a) Westgate – punch list items. Meeting scheduled for 12/5 with the Westgate Developer to review ILOC and punch list.
 - (1) Tracking pad must be removed.
 - (2) Dead plants will be replaced in the spring.
 - (3) Other punch list items are complete.
 - (4) Once the tracking pad is removed, Mark will issue an acceptance letter starting the two-year warranty.
 - (5) the two-year warranty.
- b) Red Rocks development status (punch list walk-throughs) – Toll continues to complete the scope of work so that an inspection can be scheduled for commencement of the 2-year warranty.
- c) Preserve development status – Toll continues work on the project.

E. Impact Fee Discussion

- a) Next Steps (Hurwitz) – Meeting scheduled for 12/12 to further review ideas for a revision to the policy.

5. Adjourn - the meeting adjourned at 4:37 pm.

6. The next meeting is January 12, 2023.