

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
January 12, 2023

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	Present (3:25 pm)
Tim McMahon	Absent
Bruce Barbarick	Present
Mark Stritzel	Present
Diane Hampson	Present

2. Guests: John Ledet, 3407 Signature Golf Point

3. Approval of minutes from the December 1, 2022, meeting: A motion was made to approve the December 1, 2022, minutes as amended (Holthouse/Smith). Motion carried.

4. Old Business -- Progress Reviews:

A. Drainage Plan Updates and Actions (Carl Smith):

- a) Drainage repairs are in a holding pattern because the IC is waiting on information from the GOG as to whether it will contribute to making repairs to Pond 6 or participate in the ongoing maintenance of drainage inlets/outlets.
- b) Fire mitigation: Diane and Carl met with Cory Ashby (CSFD Wildfire Division) to determine if there might be a wildfire threat around Ponds 5A or 5B. According to Cory, there is enough of a firewall around structures, so the threat is minimal.
- c) Army Corps of Engineers/Wetlands issues: Carl discovered an agreement between the City and KCPOA, signed by Don Hare, that states that the maintenance responsibility of both ponds belongs to KCPOA.
- d) Pond maintenance certification documents must be sent to the city every year by May 31st.
- e) Luann proposed to repair several items based on the drainage report. The bid is approximately \$39,000 and excludes Ponds 5A and 5B. Four of the items are GOG's responsibility.

B. Roads – John F.

- a) A-One will complete the North gate and East cul-de-sac repairs in the spring.

- b) **A motion was made to ratify the Entech contract to complete asphalt coring on the community roads for \$17,900. The IC will recommend approval of the contract to the Executive Board (Frank, Ingles). Motion carried.**
- c) Signature Golf Road Maintenance Agreement (RMA): Hurwitz presented the revised RMA to the IC for comment and approval to send to the Executive Board. The IC members asked for time to review it, and the IC will take an email vote to approve sending it to the Executive Board at the meeting on January 26, 2023.
- d) Barbarick 2023 Contract: Bruce has moved to Florence and will no longer be able to respond on short notice for on-site inspections and day-to-day project management. The IC will negotiate a revised contract for calendar 2023 and explore other options for on-site support.

C. Construction Management Updates – Mark Stritzel

- a) Westgate – the punch list has been fulfilled, and the two-year warranty period started on December 20. Some dead plantings will be replaced in the spring.
- b) Red Rock 1 development status (punch list walk-throughs) – punch list items are in progress.
- c) Preserve development status – punch list items are in progress.
- d) Haul Road: Toll Brothers wants the bond released on the Temporary Haul Road. They first need to complete their punch list. Then, the IC will discuss a warranty commencement date with Toll.

D. Impact Fee Discussion

- a) The impact fee research team will meet in February with the Sub-A's to discuss impact fees and their effect on the subs.

5. Adjourn - the meeting adjourned at 4:52 pm.

6. The next meeting is February 9, 2023.

Respectfully submitted by Diane Hampson