

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
November 10, 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	Absent
Tim McMahan	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 3:35 PM. A quorum was established.

Guest Present: Michael & Amanda Orsillo, Representing Orsillo Land Development; Matt Coleman, Executive Board President

A motion was made and seconded (McMahon/Frank) to approve the October 13, 2022, meeting minutes as amended. The motion carried.

Progress Reviews

A. North Pointe infrastructure acceptance status – McMahon/Hurwitz

- a) John Hurwitz outlined the “Acceptance” process to the committee and guests, went over the history of the development, and updated everyone on the current status of the development.
- b) The IC agrees with Orsillo Land Development (OLD) that all required items on the punch list have been met.
- c) A motion was made and seconded (Hurwitz/McMahon) to accept the Northpointe Project as the Developer has complied with the terms and conditions of the DA and supporting documentation (most recent “Agreement” executed 10/26/2022). The vote for acceptance includes three stipulations:
 - a) OLD will make a \$13k payment to KCPOA for road maintenance costs prior to the EB vote on the acceptance of Northpoint.
 - b) OLD will maintain an ILOC and a 4-year warranty on Glen Vista Point (expires June 2024).
 - c) Acceptance of Glen Vista Point is a separate matter. GVP will be evaluated by the IC with a road inspection prior to the expiration of the 4-year warranty.

The motion carried.

- d) **A motion was made and seconded (McMahon/Frank) to accept the request from OLD (noted in an email dated 11/2/2022) to reduce the total ILOC on the Northpoint Project down to \$2,000. The reduction will be authorized by**

KCPOA after OLD receives a formal acceptance of the Northpoint Development from the EB. The motion carried.

- e) Mr. Orsillo requested confirmation from the IC that the T2 slurries for Glen Vista Point and Lyons View Point would be scheduled for 2023. Bruce Barbarick advised that they were included in the 2023 maintenance plan.
- f) Diane advised that she has the Pond Maintenance document with the city of Colorado Springs prepared and ready for Matt Colman to sign when she meets with him on November 11, 2022.

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

- a) The owners of 2541 Chilson Lane are working directly with Terra Nova to resolve the drainage issue with their property.
- b) John Hurwitz and Carl Smith met with Terra Nova prior to the IC meeting to discuss the drainage repair priorities and schedule for 2023. Some of the priorities include fire mitigation and safety around the ponds. Carl Smith will be meeting with the Security Committee to discuss these priorities with them before the repair schedule is finalized. There was more discussion on the extent that the GoG Club could participate in the repair plan.
- c) **A motion was made and seconded (Hurwitz/Holthouse) to recommend approval of the Drainage Study to the EB. The motion carried.**

Roads –Bruce Barbarick

- a) Bruce received a bid from A1 Chip Seal to complete IR repairs at the North gate. These repairs will occur at the same time as repairs to the east cul-de-sacs, possibly the week of November 14th. Bruce noted that some of the potholes will still need to be cold-patched because of their proximity to the gate sensors.
- b) Bruce sent a draft of the maintenance items that need to be addressed in 2023 to John Frank.
- c) Cores – Bruce is still working on getting the work scheduled.
- d) There are many cracks in the road along Hill Circle, running from the north gate to Glen Vista Point. Bruce drafted an RFP for the work and is waiting for responses.
- e) There is a rough draft of a Road Maintenance Agreement for Signature Golf Point, but the document needs some updates and revisions.
- f) Bruce reviewed the current Road Cut application and noted areas that need to be revised. He will present the revised application as soon as it is ready.
- g) Diane received the lien release from Schmidt.

C. Construction Management – Mark Stritzel

- a) Westgate: correction of the final punch list items is being monitored. It was noted that the Developer's ILOC expired. The IC will handle this matter the same way the expired ILOC with OLD was handled.
- b) Construction at Red Rocks (RRP1) and The Preserve (RRP4) is progressing. The inspection to generate the acceptance punch list for Red Rocks Point 1 could occur before the end of 2022.
- c) Toll indicated they should be able to get the desired dark bronze color for the mailbox kiosks for RR1.
- d) The Nature Trail in Red Rocks Pt 1 will be relocated as discussed with Carol Cannon of the CALM Committee.
- e) There was a discussion about who is responsible for snow removal within Red Rocks Pt 1 and Pt 4. Toll Brothers is responsible for removal during infrastructure

construction. Diane will discuss with Toll whether Timberline should plow the roads and bill Toll directly.

D. Impact Fee Discussion

- a. John Hurwitz gave a summary of the Impact Fee Task Force meeting, advising the IC of some of the issues with Impact Fees. The task force is considering several options to change when and how impact fees are assessed, keeping in mind that impact fees will remain intact for new construction and demolition projects. No decisions were made at this time.

Manager Update

- A. Diane had nothing else to report that was not discussed previously in the meeting

New Business

- a) Mark Holthouse advised that the IC needs to start thinking about the future project of converting the Fillmore Construction gate to a resident gate, stating that this is something that will need to be addressed sometime in the next two to four years.

Next meeting date: December 1, 2022, at 3:00 pm.

Meeting adjourned at 5:50 pm.

Respectfully submitted by Allie Johnson