

**Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
May 11, 2023**

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

1. Establish Quorum

John Hurwitz	Present
Mark Holthouse	Present
Ron Johnson	Present
Carl Smith	Present
John Frank	Present
Bud Ingels	Present
Tim McMahon	Present
Bruce Barbarick	Present by Zoom
Mark Stritzel	Absent
Mindy Gutierrez	Present

2. Approval of minutes from April 13, 2023, meeting: A motion was made, seconded and passed to approve the minutes as presented.

3. Old Business -- Progress Reviews:

A. Drainage Plan Updates

- a) Timberline met with members of the IC, received the plans and obtained a better understanding of the areas that required remediation. They declined to bid without a formal Scope of Work. A motion was made by Bud, seconded by Tim and passed to have Luanne of Terra Nova provide a price to generate an RFP. Carl will contact Luanne. The golf course areas will be removed from the 2023 Drainage Repair plan. A bid for supervision and inspections will not be included in the initial request for an RFP price from Terra Nova.
- b) Mark H. reported that GOGC does not want KCPOA to repair the 3 locations on their property that were listed in the 2023 Drainage Plan. There is no update on GOGC plans to remediate the drainage issues on 8-West / Pond 9.

B. Roads

- a) The current draft of the ROW policy will be updated by John Hurwitz and re-distributed. The perimeter will be 3', the compaction report will be required, A flat fee of \$2,500 will be required along with a two year warranty. The new ROW policy will be part of the ARC documents that are distributed for remodels and/or new construction applications.
- b) Status of current road work: Mark Stritzel's report stated:
 - Asphalt Remove & Replace project on Hill Circle & Glen Vista Point: complete and Trax invoice approved for payment.
 - Crack Sealing: preconstruction meeting scheduled for June 1, work to commence June 8, weather-permitting; approximate 2-day duration.
 - T2 Slurry Seal: A1 will schedule the work for summertime (need warmer temperatures). Lyons View Point and the east portion of Glen Vista Point will be totally closed from 7am-5pm the day of slurry application. If residents at the

NorthPointe development need to leave during the day, they should park their car(s) in advance on GVP beyond the limits of the T2 slurry.

- Stop-gap concrete repair at pedestrian ramp Cumulus and Hill Circle: the contractor will perform the work when he is in town.
- IR punchlist repairs at E. cul-de-sacs: work is complete, but Mark has requested A1 to review a minor issue at one patch on Brushland Court.
- IR repairs at north gate: complete and A1 invoice approved for payment.

c) Status of added 2023 Scope of Work:

- IR repairs on Kissing Camels Drive: in addition to A1's pricing, Mark S. submitted pricing from DACS Asphalt & Concrete. Mark S. will be asked to appropriately vet this vendor and add a small section outside the North gate to the added scope.
- Curb/gutter repair at 1735 Coyote Point: A motion was made by Bud, seconded by John and passed to approve the bid to replace the curb and gutter at 1735 Coyote Point for \$11,343 with Mountain Range Concrete. This will be given to the EB for approval.

d) CSU Meeting Report: Tim M. Reported that the meeting held with CSU on April 14, 2023 was successful. Mindy was asked to follow up with them on the Action Items from that meeting.

e) Another meeting will be held with CSU on May 18th to discuss the Traffic Plan for the installation of the High Pressure Gas Line.

f) Status of Street Cuts: No update on 1433 Smoochers. John H. will re-send Mindy the calculations and correspondence from Bruce that pertained to the street cuts by Toll Brothers on Hill Circle.. Mindy will send an invoice. The applicant for 3430 Hill Circle will file a re-application that combines street cuts for electric and water/sewer.

g) Entech Core Report: John Frank would like to have the report embellished with additional information. Mark Stritzel will run point to check the contract to see if the additional data was included in the contract but regardless, ask Entech if they can supply the additional data.

h) Signature Golf Point Final Inspection Report: The report and attachments have been sent. John H. would like Bruce to be in attendance when GGCPOA decides on a meeting date. Matt C, and Bruce will be in town the beginning of June.

i) Road Plan Look-ahead for Website: Mark H. Will make some changes and send to Mindy to post on the website.

j) Westgate Road Pricing: Mark S. Has obtained bids for the mill and overlay. KCPOA is currently is holding \$63K+ for the restoration, to include mill and overlay, T2 slurry, striping, supervision, inspection, and administrative support. A motion was made by Bud, seconded by Ron and passed to approve the bid from Martin Marrietta (\$31k+) for the mill and overlay. The recommendation will be included on the EB agenda for their May meeting.

C. Construction Management Updates – Mark Stritzel notes state the following:

Westgate:

- This spring, the Developer will replace any dead landscaping plants.

RRP1/Red Rocks:

- Streetlight installation work is on hold pending resolution of issues with Colorado Springs Utilities.
- Stone veneer has been installed on the monument sign. The sign graphics will be installed in the near future.
- Work along Fillmore Street:
- Sidewalks have been laid out and rough grading performed east of the construction gate.
- Upcoming work this spring: sidewalk, asphalt patching along new curb and gutter.

RRP4/Preserve:

- The screen wall has been installed. Prep work and staining will take place with warmer weather. The IC is not involved with the aesthetics of the wall, the ARC handles that.
- Decorative fence installation is nearing completion.
- Stone veneer has been installed on the monument sign. The sign graphics will be installed in the near future.
- Irrigation work is progressing. Landscaping work starts with installation of soil amendment, boulders, and edging. Holes are being dug for trees and shrubs. Cobble rock has been placed between the screen wall and retaining walls.
- At the stormwater detention pond: the access road has been rough graded; gravel will be placed in the near future.

4. The next meeting is June 8, 2023 at 3:00 pm.

The meeting was adjourned at 5:10 p.m.

Submitted by Mindy Gutierrez