

**Meeting Minutes  
Infrastructure Committee  
Kissing Camels Property Owners Association  
June 8, 2023**

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

**1. Establish Quorum**

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

**2. A motion was made, seconded and passed to approve the minutes from May 11, 2023 as presented (Bud/Tim).**

**3. Old Business -- Progress Reviews:**

**A. Drainage Plan Updates - Carl**

- a) Carl and Bud met with LuAnne of Terra Nova. The cost to complete a drainage RFP is \$9200. She will charge an extra \$2300 to review the work for compliance. A motion was made and seconded to approve the \$9200 bid, the motion was withdrawn. A turn-key proposal from Ability Design for 2023 Drainage work would come in around \$32,000 based on the reduced scope of work as noted by Carl. A motion was made by Bud and seconded by Ron to recommend approval to the EB on the estimated \$32,000 project . Eight were in favor, Mark H. voted against this. He would prefer to have the RFP completed and the work put out to competitive bid. The IC will ask the EB to approve either the Plan 'A' (RFP for \$9,200) or the Plan 'B' (sole source Ability Design for @ \$32,000).
- b) In the event we contract for an RFP, the three vendors approved to bid on the drainage work are Monarch, Timberline and Ability Design.
- c) Mark H. reported that GOGC will use Rockwell Consulting for their drainage work on W8, Pond 9. Rockwell designed their pond, considerable erosion has been documented, utilities are exposed. Progress on this matter will be reviewed again next month.

**B. Roads**

- a) Mark S. will provide version 6 of the ROW policy and use the City Standards.
- b) Status of current road work per Mark Stritzel:
  1. Contracts were prepared on June 5, 2023 and sent for signature as follows: a. DACS, \$11,785 for infrared patching on Kissing Camels Drive. b. Mountain Range Concrete, \$15,033 for Concrete curb and gutter for 1735 Coyote Point, 3826 Hill Circle, and Hill and Cumulus Drive concrete repair, the work is scheduled for the week of June 19, owners will be notified. c. Martin Marietta \$31,131; Mill and

Overlay at Westgate Development. d. Martin Maietta -\$5,805+; M&O on Shieks Place. Mark H. reported that \$146K of proposals for road work 2023 has been received to date.

c) Specific Updates

1. 1433 Smoochers, Bud reported there will not be a street cut.
  2. Toll Bros. M&O restoration on Hill Circle will be completed by Martin Marietta, the footprint has been approved. T-2 Slurry will follow and will be paid by KCPOA.
  3. New Toll Bros. Cut of curb and gutter at Grand Market Place and Hill Cir. is in process, cones are out.
  4. 3850 Hill Circle has not indicated they will do a street cut. The letter to the owner regarding street cuts has been sent to them.
  5. CSU is doing street cuts at Rockbrook and Inwood for gas line maintenance. Owners have been notified.
- d) 3430 Hill Circle Street Cut Restoration, John H. met with the contractor and asked for the completed form and fees. Bruce will review the project to provide the fee amount.
- e) A written protocol for small and/or emergency repairs will be developed by Bruce.
- f) Tim reported that the CSU presentation to owners will be held on June 27<sup>th</sup> from 5:30 to 7 p.m. at the Mesa Conservation Center. CSU will prepare a flyer for distribution to all owners. A meeting will be set up with Phil Herington to discuss road restoration plan.
- g) A one paragraph letter on street cuts will be sent to all owners that have demolition, remodel, or new construction projects.
- h) John H. will reach out to Ron Lehmann regarding Signature Golf Point status. Bruce stated that he approved the GGCPOA repair plan summarized in their response letter.
- i) The Westgate Developer will receive a partial refund of "Deg Fees" when the restoration of Hill Circle is completed
- j) John F. reported on the 10 year road plan. An update will be completed in October after all work has been done for this year.

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

**Westgate:**

On May 16, 2023, Mark Stritzel met with the Developers to identify the dead landscaping plants which must be replaced by June 30, 2023. In accordance with the Westgate Infrastructure Settlement Agreement and the KCPOA Street Cut and Right-of-Way Restoration Policy: KCPOA will proceed with the following work to Hill Circle in the vicinity of the utility street-cuts made by the Developer: asphalt mill and overlay, Type 2 slurry seal.

RRP1/Red

**RRP1/Red Rocks:** Streetlight installation: Toll has resolved the easement issues with Colorado Springs Utilities. Trenching for electric conduit has commenced.

**Work along Fillmore Street:**

Sidewalks east of the construction gate: formwork has commenced and sidewalks should be poured this week. Sidewalks west of the construction gate: rough grading has commenced. Given the existing grades and buried utilities in the area, a short retaining wall will be installed on the uphill side of the sidewalk. At the request of the City, Toll is rebuilding the island at the right-in/right-out. Upcoming work: sidewalk, asphalt patching along new curb and gutter.

**RRP4/Preserve:**

Sidewalk installation is progressing. Irrigation and landscaping work is progressing. Upcoming work: street lights, mail kiosk, completion of asphalt paving and sidewalks, staining of screen wall

**4. New Business and Announcements**

- a) Committee members were asked if they would continue to serve for the 2023/24 year.

**5. The next meeting is July 13, 2023.**

The meeting was adjourned at 5:19 p.m.

Submitted by Mindy Gutierrez