

**Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
July 13, 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
Mark Stritzel	Present
Mindy Gutierrez	Present

Luanne Ducett, Ability Design attended and was introduced as a guest.

2. A motion was made, seconded, and passed to approve the minutes from June 8, 2023 as presented (Tim/Ron).

3. Old Business -- Progress Reviews:

A. Drainage Plan Updates

- a) The scope of work revisions were reviewed with Luanne Ducet. Luanne stated that the work could be scheduled for this year. Carl noted that the work in Ponds 5A and 5B should not be performed until the vegetation has gone dormant in the fall. Luanne will check with Al Watson and Toll Brothers on access concerns, the large tree by the inlet will be removed. Mark S. will provide a CAD drawing of the Red Rocks developments to Luanne, she agreed to get the revised bid to the IC next week.
- b) Mark H. reported that GOGC has hired a firm to assess the drainage repairs on W8, and potentially Pond #9. No timeline for this work was provided.
- c) John H. will respond to an owner (James Kewely) concern on drainage.

B. Roads

- a) The IC reviewed the Draft #6 of the ROW policy generated by Mark S.. Discussion was held, additional changes are needed. The revision date will be added, one application per property for multiple street cuts will be accepted. The IC will vote by email on Draft #7.
- b) Status of current road work per Mark Stritzel:
 1. Taylor fence completed a repair at the North Gate, the bill has not been received.
 2. The pothole on Lyda Lane is repaired by DACS, the bill has not been received.
 3. The IR work on KCD is complete. DACS did not provide the traffic control included in the contract. This cost will be deducted from the bill.

4. Curb repairs were completed successfully at 1735 Coyote Point and 3826 Hill Circle.
5. It's possible that additional striping will be added to 2023 road work.
6. Security notified the KCPOA of a behavior incident that involved what is assumed to be a Trax employee. No other follow-up is required.
7. Discussion was held on the potholes at the Main Gate (inbound lane). Bud agreed to review the area to see if a patch could suffice for this year and get a more permanent solution in the budget for next year.

c) Street Cuts

1. Toll Bros. M&O restoration on Hill Circle – will be completed by Martin Marietta, T2 Slurry will follow later this summer.
 2. Toll Bros. curb and gutter cut at Grand Market Place and Hill Cir. is complete.
 3. 3850 Hill Circle (new construction) - there is no street cut at this time.
 4. CSU street cuts at Rockbrook and Inwood are complete and considered "maintenance on the easement."
- d) The amount charged for the street cuts at 3430 Hill Circle Street will be determined when the final "footprint" of all the cuts is assessed.
 - e) A motion was made, seconded, and passed to approve the written protocol for "Small and/or Emergency Road Repairs" (Ron/Tim). This document is for internal use only.
 - f) Tim reported that the CSU presentation to owners was thorough but not well attended by KCPOA owners. Tim wrote an article on the High-Pressure Gas line installation for the July 2023 Chronicle.
 - g) No response has been received on the Street Cut Application sent to Black Eagle for the Manitou-Mesa project.
 - h) The IC sent a letter to CSU to modify their proposed restoration plan.
 - i) Ron confirmed that no street "tear-out" will be necessary to re-wire the east gate.
 - j) GGCPA will vote (July 26) on the response from the IC about the move-forward plan for Signature Golf Pt. Road.
 - k) A sprinkler repair will be completed for an owner on Cumulus who claimed damages from a job completed in 2022.
 - l) Bruce Barbarick stated that any communications from him to the IC, EB, or Community Manager are private and intended only for them. He does not want them distributed to anyone else without his written consent. The "mark-ups" he entered on the City of Colorado Springs Street-Cut Drawing were distributed to CSU. However, this occurred after a draft of the response document was sent to the IC for comments and approvals. Bruce believes he retains the rights to anything he produces. Mark stated that this is not standard practice for a T & M contract.

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

Westgate: At Mesa Road, the dead groundcover plants have been replaced and the Developer will replace the dead rosebushes this month. • Contracts have been sent to contractors for the restoration of the section of Westgate adjacent to Hill Circle.

RRP1/Red Rocks: Streetlight installation: Toll Brothers' subcontractor is installing electrical conduit and preparing to pour concrete bases.

Preserve: Streetlight installation: Toll Brothers' subcontractor is installing electrical conduit and preparing to pour concrete bases. • Irrigation and landscaping work is progressing. • Upcoming work: mail kiosk, completion of asphalt paving, staining of screen wall.

Sound Wall - John F. reported that Toll Brothers is taking care of the sound wall installation. An additional discussion ensued about the long-term costs for KCPOA to contract paint "maintenance" on the wall. Estimated costs to be @ \$75k every 10 years.

D. Manager Report: The ROW policy, when approved by IC, will be sent to the EB for review and approval and then posted on the website for a 30-day comment period. Once the comment period is over, it can be adopted by the EB.

5. **New Business**

A. Committee members were reminded of the Annual Meeting on August 8.

B. Committee members were invited (optional) to participate in the “video walk-through” at 10 am on July 25

C. IC Committee 2023-24 Alignment – Carl Smith and Mark Holthouse will resign from the IC after the August 10 meeting. They were both thanked for their service.

The meeting was adjourned at 5:08 p.m. The next meeting is August 10, 2023.

Submitted by Mindy Gutierrez