

**Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
August 10, 2023**

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

1. Establish Quorum

John Hurwitz	Present
Ron Johnson	Absent
John Frank	Absent
Bud Ingels	Present
Tim McMahon	Present
Bruce Barbarick	Absent
Mark Stritzel	Present
Mindy Gutierrez	Present

Scott Hente, EB President was introduced as a guest. Carl Smith and Mark Holthouse also attended.

2. A motion was made, seconded, and passed to approve the minutes from July 13, 2023 as presented (Tim/Bud).

3. Old Business -- Progress Reviews:

A. Drainage Plan Updates

- a) A motion was made, seconded and passed to ratify the email vote approval on the Ability Design Build bid for \$29,000 (Bud/Tim).
- b) The ABD contract was sent to Luanne on August 3, 2023. She confirmed receipt, stated she was on vacation, and would review upon her return.

B. Roads

- a) A motion was made, seconded and passed to ratify the email approval of the ROW policy. The EB approved posting it on the website for a 30 day comment period by owners. After the comment period (expires 8/31), the EB will adopt the policy and distribute to owners.
- b) Schedule for T2 Slurry Work with A-1: Mark S. stated work is scheduled for the week of September 11. Mark S. and Mindy to put a homeowner notification plan together for homeowners on Lyons Pt. (Glenn Vista) and the east cul-de-sacs.
Other schedules and road updates are noted below:
 - No invoice has been received from Taylor fence for the repair at the North Gate.
 - Sheiks Place and Westgate M&O are scheduled for early Sept. to be concurrent with Toll Brothers contract with Martin Marrietta on Hill Circle.
 - Martin Marrietta has not returned the contract to KCPOA for the work described above.
 - T2 Slurry on Sheiks and Westgate can be scheduled next year if needed.
 - A credit needs to be included on the DACS invoice because they did not provide traffic control for the IR work on KCD.
 - No invoice has been received for the patch on Lyda Lane. This will be on the DACS invoice, it was an add on by Mark S.
 - Mountain Range will be on property August 14 to review the scope and provide a bid for new concrete repairs at various locations.
 - The "Courtyard" has been informed that they are responsible for paying for curb-and-gutter repairs.
 - Additional striping will be completed in 2024.
- c) Street Cuts

1. Toll Bros. M&O restoration on Hill Circle – will be completed by Martin Marietta. The schedule for the T2 Slurry is dependent on the final schedule for the M&O work.
 2. Mark S. will provide a sketch for 3430 Hill Circle so a restoration fee can be calculated. Mark confirmed that two of the patches at this location are still temporary.
- d) Main Gate temporary repair is complete. There may be data from an evaluation completed of the area a few years ago. Mark S. will ask Bruce to provide it. Bud will review and make recommendations. He installed the road at this location several years ago. A new engineering study may be needed.
 - e) CSU – High Pressure Gas line
 - Black Eagle has not submitted a ROW application.
 - Tim reported that the video walk went well. Attendees were Tim, John Hurwitz, CSU (Mark and Aaron) and Black Eagle (Ben).
 - CSU did not agree with the KCPOA request for modifications to the restoration plan. John H. will reach out to Carrie Guy directly and also, ask Bruce B. for clarification on CSU's position. Mark S. stated that the tire path is determined by the width of the road, and his assessment was a visual inspection.
 - f) Tim will send the Signature Point RMA to the EB for an email vote. John H. will send a request to GCPOA to provide an updated schedule and contact person for the repairs on Sig. Golf Pt. Road, so Bruce (Mark S.) can inspect.
 - g) John H. provided a draft of Road Costs for SharePoint.
- C. Budget protocol Update:
- a) Mark H. confirmed that the operating budget for the IC will be based on the KCPOA fiscal year, and the reserves budget will be based on a calendar year.
 - b) Road costs for 2023, based on current invoices and work contracted but not yet installed, are approximately \$194k (not including Westgate which is Developer funded).
 - c) The committee agreed that road invoices under \$2,500 will be coded as an operating expense, not reserves.
- D. Construction Management Updates: Mark Stritzel
- Westgate:** Five rose bushes need to be planted, but it could be GOGC's area.
- Preserve/Red Rocks:** Mark referred to his report he had emailed earlier in the week. The drainage issue to businesses located east and down the hill has been corrected by Toll Bros.
- Sound Wall** – Bud reported that Toll Brothers is proceeding with the sound wall installation. An additional discussion ensued about the long-term costs for KCPOA to contract paint "maintenance" on the wall. Estimated costs are confirmed to be @ \$75k every 10 years.

4. New Business

- A. Traffic Light at Centennial and Grand Market - Scott Hente reported that he has contacted a Traffic Engineer regarding a signal light at that location.
- B. Condition of Grand Market outside of east gate - John H. asked about ownership of road repairs outside the east gate, and commented that Matt Coleman previously indicated that the EB would run point on the next steps. Bud provided a little history of the fact that business owners had previously been contacted to help with a solution. They seemed willing to participate and had asked for an RFP to start the process.
- C. Wall/Fence adjacent to Mesa – Tim commented on security dialogue pertaining to this location, and the potential creation of a multi-committee task force to assess the issue.
- D. Update from Annual Meeting - Tim reported that officers were confirmed at the Annual Meeting and Committee chairs and committee members appointed.

The meeting was adjourned at 5:10 p.m. The next meeting is September 14, 2023.

Submitted by John Hurwitz