

**Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
September 14, 2023**

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

1. Establish Quorum

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

Steve Durham, EB member was introduced as a guest.

2. A motion was made, seconded, and passed to approve the minutes from August 10, 2023 as presented (Tim/Bud). Tim will not be in attendance at the next EB meeting, John Hurwitz may attend to present the Infrastructure Committee report.

3. Old Business -- Progress Reviews:

A. Drainage Plan Updates

- a) The ABD contract has been sent to Luanne twice, it has not been signed. John H. will follow up with her to get it signed.

B. Roads

a) Project status:

- i. T2 Slurry is done on east cul-de-sacs (except Brushland was de-scoped), GVP and Lyons Pt. The consultants will inspect the work.
- ii. No invoice has been received for the patch at the North gate, it may have been included in the current contract with Taylor Fence.
- iii. M&O on Shieks Place and Westgate will occur on Sept. 16 and 18.
- iv. The credit has been received on the DACS invoice for IR on KCD.
- v. No invoice has been received from DACS for the patch on Lyda Lane.
- vi. A motion was made, seconded and passed to approve Groninger to complete concrete work between Greenside and Star Rise if they can get the work scheduled this year. The recommendation will go to EB for approval (\$10,330).
- vii. The Park will take care of the ponding water at the SW corner of Shieks and Hill Circle.

b) Street Cuts and Restoration

- i. Toll Brothers restoration on Hill Circle will be done on September 16 and 18.
- ii. Mark S. Calculated that \$11K+ is due for restoration of the street cuts at 3430 Hill Circle. John H. will inform Alliance Builders about their refund.

c) Ownership and Road Repairs outside the East Gate was discussed.

The East Gate documentation will be reviewed to see if the ownership hierarchy can be determined. Bud stated that Ray Walkowski has a copy. Bud agreed to reach out to the owners of the street and roundabout outside the East Gate. Bud believes that KCPOA owns a very small portion of the road, the other businesses own the vast majority. Bud

suggested that KCPOA pay to have the KCPOA road consultants write the RFP for repairs on the roundabout and street, a cap will need to be put on the cost. Mindy will draft a letter to Fed Ex and ask for reimbursement for the damage done to the roundabout by a FedEx truck. Bud will get it approved by the owners of the roundabout before it is sent.

d) Main Gate Entrance –

An engineering study will be needed for the repairs on the inbound lane at the Main Gate. Bruce will contact Entech to have them complete 4 core drill holes to determine the condition of the sub grade, and to provide advice for a pavement design.

e) CSU is working on the High Pressure gas line. They provide updates as needed to owners, Mindy is sending them out by email.

f) Bruce reported that the repairs by GGCPOA at Signature Golf Point were well done. Crack sealing will be performed on 9/15.

g) Birdbaths on Brushland Court were discussed.

This street was removed from the 2023 T2 slurry scope. A homeowner had complained about birdbaths, and there were questions raised by the IC about the workmanship and inspection process for the work performed in 2022 on this roadway. Bruce and Mark S. will contact A-1 about the workmanship and their plan to correct the issue.

h) Tim had noted that landscape equipment used at 3835 Hill Circle appeared to have done damage to the asphalt. Bruce will review the area to see if there is permanent damage.

C. Construction Management updates were provided by Mark S. in a written report received 9-12-23.

D. Mesa Wall - The EB will address the issues on the “ownership” and maintenance plan for the wall.

E. Manager Updates - Mindy will continue to send road and CSU updates to owners as needed.

4. New Business and Announcements

a) Street sweeping will be scheduled in the Spring.

b) John H. will call John F. to have an initial discussion about the 2024 road plan.

c) Discussion was held on the GOG Club renovations currently underway at the clubhouse. Based on the 2017 agreement between KCPOA and GOGC, no impact fee will be assessed by KCPOA. However, the IC should track the 10-year costs (2017-2026) to maintain Kissing Camels Drive prior to a renewal of the forementioned agreement.

The meeting was adjourned at 4:49 p.m. The next meeting is October 12, 2023

Submitted by Mindy Gutierrez/John Hurwitz