

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
October 12, 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	Present by Zoom
Bud Ingels	Absent
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 September 14, 2023 as presented (Tim/John F.).

3. Old Business -- Progress Reviews:

A. Drainage Plan Updates

- a) The ABD contract has been signed. John H. Reported the work will be scheduled in late November after the plants have gone dormant.

B. Roads

a) Project status:

- i. The Groninger work can be scheduled, no owner notification is needed.
- ii. Additional crack seal work will be scheduled next year. Bruce reported he had obtained a bid from Seal Coat Solutions for \$14,466. He will send a map of the locations.

b) Street Cuts and Restoration

- i. A check request has been submitted to refund unused restoration fees to Alliance Builders for 3430 Hill Circle.
- ii. A motion was made by John H. To recommend a refund \$25K to the Developers of Westgate. This was seconded by Tim and passed. A worksheet was shared to show how the calculation was determined, and it will be presented to the EB for a vote. Extra funds will be withheld to cover the costs for final road maintenance on Hill Circle in 2024.
- iii. Road damage at 3835 HC was reviewed by Bruce. He suggests waiting until all projects in the area are complete before another inspection is scheduled.

c) Road Repairs outside the East Gate.

Bud Ingels will contact the owners outside the East Gate before a letter to Fed Ex is sent. John H. reported that the EB approved Bruce to complete a road assessment of Grand Market from the KCPOA property line to Centennial.

d) Core Update Main Gate Entrance –

An engineering study will be needed to define a scope of work for needed repairs on the North Gate and the inbound lane of the Main Gate. Bruce and Mark were approved to complete an RFP for a not to exceed amount of \$1,000. They will complete the RFP by the end of October. The study should include core data, existing grades / elevations,

construction drawings, a drainage assessment, and a recommended repair scope. Mindy was asked to instruct Entech to halt work on the four cores they were contracted to drill at the Main Gate, since the scope of the engineering study is likely to charge.

- e) CSU is working on the High Pressure gas line. Their contractor severed the power line to two street lights, plus a Comcast communication line. KCPOA was not asked to provide locates for the street lights. During the past four years, locates have only been done for fiber lines, not street lights or irrigation. Mindy was directed to get the street lights fixed now and get a private locator to provide locates for the remaining “footprint” of the CSU job and all 811 locates going forward. A meeting is set up for October 16th to meet with CSU regarding their problems, plus lack of supervision and communication.
 - f) “Birdbaths” on Brushland Court will be repaired by A-1 on 10/16. Mark will supervise the work and report back.
 - g) YTD road costs were reviewed by John H.
- C. Construction Management updates were provided by Mark S. in a written report received 10-9-23. A recommendation was made by Mark to release the \$85K Haul Road bond. A motion was made by John F., seconded by Tim and passed to make a recommendation to EB on the release of the bond.
- a. The degradation fee on Grand Market (\pm \$7k) was surrendered for Toll.
 - b. The street light bills that were in Toll’s name have now been switched to KCPOA.
 - c. Infrastructure “walk-throughs” for Red Rocks (RR1) and the Preserve (RR4) are scheduled for the week of 10/16.
- D. 2024 Budget was discussed. An estimate of consulting costs for “New Developments” will be needed from Mark. Impact Fees are being received from Toll. The Balance Sheet will be provided to John H.

4. New Business and Announcements

- a) 2024 Road Plan
 - i. John H. will send John F. the updated 10-Year Plan sheet, in advance of a discussion on the next steps.
 - ii. Since Reserve Pt. is likely to be on the 2024 plan, any needed curb and gutter repairs will need to be assessed.

The meeting was adjourned at 4:47 p.m. The next meeting is November 9, 2023

Submitted by John Hurwitz