

Infrastructure Committee Meeting

Kissing Camels Property Owners Association

1365 Garden of the Gods Rd, Suite 108

3:00 pm – March 14, 2024

Join Zoom Meeting

<https://us02web.zoom.us/j/84605742938?pwd=VEFCMGhhZEdTL1VwRTY3U25tMzI5Zz09>

Meeting ID: 846 0574 2938 Passcode: 002018

The KCPOA Infrastructure Committee (IC), reporting to the EB, has as its responsibilities the implementing of the KCPOA land development process for un-platted vacant land parcels, the monitoring and maintenance of common area roadways and selected non-road physical assets, the monitoring and maintenance of corporate KCPOA drainage facilities, and providing capital and operating budget input to the EB.

Agenda

1. Establish Quorum –

Attendance:	John Hurwitz	Committee Chair / Knowledge Base
	Ron Johnson	Committee Member / SCC Liaison
	John Frank	Committee Member / Roadways
	Bud Ingels	Committee Member / Construction
	Tim McMahon	Committee Member / EB Liaison
	Bruce Barbarick	non-voting KCPOA Asphalt Consultant
	Mark Stritzel	non-voting KCPOA Const. Management Consultant

Guest Matt Egan, RowCal
 Alan Gregory, KCE Resident

2. Approval of minutes from February 8, meeting

3. Old Business -- Progress Reviews:

- A. Drainage Plan Updates - (John H.)
 - a) ADB Plan to proceed with C/O adds, and remaining scope
- B. Roads –
 - a) Outside East Gate –
 - Status of FedEx check -- (Mindy)
 - Status of meeting request to ownership interests - (Bud)
 - b) Engineering Study for Main and North Gates
 - Next step(s) - (Mark)
 - c) 2024 Road Plan
 - i. Crack Seal – schedule for modified scope -- (Mark)
 - ii. Review T2 Bids and plan to **VOTE** on best value contractor -- (Mark / all)
 - iii. Review M&O and FDR Bids. Potential **VOTE** on best value contractor-- (Mark / all)
 - Assess “loose-ends” and/or revisions to final scope. The loose-ends may delay a final VOTE
 - Review Hillbrook- (John H. / all)
 - iv. Status of FDR Engineering Study for Elisa Ct. and KCD by RMG (Mark)
 - v. Final 2023 Budget and preliminary review of 2024 Budget for EB -- (John H.)
 - vi. Status of Tree Obstruction Notification -- (Mindy / Mark)
 - d) Future Cores and Engineering Studies
 - What’s on the short list to prepare for 2025-26 road work? – (Bruce, Mark / all)
 - e) Small Repair Locations and Inspection
 - Recent spots noted, plus any new? (Mindy / John H)
 - Best practices to identify -- (all)
 - Gaurdrail at Inwood – (Tim / all)
 - Confirm budget “bucket” for “small” repairs -- (Mindy / Tim)

C. Construction Management Updates – Mark Stritzel

- a) Red Rocks Development
 - Status of punch list and street lights
- b) Preserve Development
 - Progress for Toll to complete Punch list
- c) RIRO –
 - Three components attributed to delay of preliminary acceptance by KCPOA (John H / Tim)
- d) Sign off on CMA by EB – (Mindy)
- e) Northpointe Pond Inspection status -- (Mindy)

D. Manager's report: Mindy

4. New Business & Announcement

- a) Tim's Corner - EB updates
- b) Protocol for Punch List Origination – (Tim / Mindy)
- c) Compensation Plans – Consultants -- (voting members of the IC)

5. Adjourn to next meeting date: April 11, 2024; Time – 3:00 pm