

## Meeting Minutes

Infrastructure Committee  
Kissing Camels Property Owners Association  
March 14, 2024

**Called to Order: The Zoom meeting was called to order at 3:00 p.m. with a quorum.**

### 1. Established Quorum

John Hurwitz	Present
Ron Johnson	Present
John Frank	Present
Bud Ingels	Present
Tim McMahon	Present
Bruce Barbarick	Present
Mark Stritzel	Present
Mindy Gutierrez	Present
BreeAnn Escobar	n/a

Guests: Kissing Camels homeowner, Alan Gregory, and Matt Egan, RowCal Director of Asset Management were introduced. Both agreed to observe the meeting procedures.

**2. A motion was made, seconded, and passed to approve the February 8, 2024 minutes as submitted (Tim/Bud).**

### 3. Old Business – Progress Reviews:

#### A) Drainage Plan Update

- a) The additions to the contract were approved by the EB as recommended by the IC. The Change Order to the contract was completed on 2-29-24. Mindy was asked to follow up on the Camels Ridge conduit issue.

#### B) Roads –

- a) Outside East Gate – John H. will follow up with Fed Ex on the letter sent to request funds to repair the property outside the East gate they damaged. Bud will set up a meeting with the owners outside the East gate in April to discuss their road work.

b) Engineering Study for Main and North Gates – Entech is reviewing the contract, it has not been executed.

c) 2024 Road Plan

- Crack Seal will be completed on March 28<sup>th</sup>, weather permitting.
- A motion was made, seconded and passed to recommend A-1 for T2 Slurry to the EB (John H./Bud) Bids were received from A-1 and Vance Brothers.
- A motion was made, seconded and passed to recommend Schmidt for M&O and FDR to the EB (Tim/Ron). Bids were received from Martin Marietta, Trax and Schmidt. Schmidt bid was substantially less in price, but the scope of work appears to be covered per Mark Stritzel. Kissing Camels Drive and Elisa Court will be scheduled for FDR. Hillbrook is not a well-travelled road, but the damaged roadway is a candidate for FDR. Consequently, a deductive change order will be requested from Schmidt to perform an FDR for Hillbrook in lieu of the current proposal to provide a 3" M&O with glass grid. The IC will evaluate the revisions, then decide whether the road should be repaired in 2024.
- Engineering Study by RMG: The FDR bids were received prior to obtaining the pavement design from RMG. Changes to the scope of work and final pricing for FDR by Schmidt could be made after the pavement design is completed. RMG will be requested to provide a price to add Hillbrook to their pavement design assessment.
- A Variance Report for 2023 Road work, and a budget for 2024 will be presented to the EB at their next meeting.
- Tree Obstruction letters were sent to owners as identified by Mark Stritzel on 3-5-24. They were asked to have the work completed by 4-15-24.

d) Small potholes have been identified at the main and east gate. A bid was approved for \$400 for repair.

e). A bid will be obtained on the damaged guardrail at Inwood. Subsequently, the scope of repair will be checked for compliance with COS standards.

**C. Construction Management Updates:**

- a) Red Rocks and the Preserve Developments – The DA contractually obligates a 10% retention of the bond after probationary acceptance. However, Mark Stritzel was directed to inform Toll Brothers that KCPOA plans on a 20% retention, based on the potential costs of additional work after the two-year warranty periods are commenced. The benefit to Toll Brothers with this arrangement is that they would not need to repair roadways “twice” (now. . . and in two years). The punch lists are not complete. There are still some street lights not working (three in Red Rocks and one in the Preserve).
- b) RIRO will not be receive probationary acceptance until the following three conditions are met:
  - Fiber is repaired to satisfaction of KCPOA
  - Ingress and egress at the gate by Toll Bros. and their sub-contractors is compliant to expectations of KCPOA
  - Toll Bros. pays outstanding invoices related to fiber repair.

John H. will wait for feedback from the EB and RowCal on the progress with the criteria listed.

- c) Sign off Stormwater Agreement: Scott Hente has signed the Statement of Authority and the City Stormwater agreement.
- d) Northpointe Pond Inspection has been completed. The form will be signed and filed.

#### **4. New Business & Announcements**

- a) EB Updates from the last meeting were provided by Tim.
- b) Protocol for Punch List Origination will be determined by Tim.
- c) Consultant Compensation Plans for the future were discussed. Bruce said he will provide a lump sum proposal to support the main and north gates work, plus semi-annual road inspections in KCE. A motion was made, seconded and passed to approve Bruce’s rate sheet in 2024 for the EB to consider.

The meeting was adjourned at 5:29 p.m.

Next meeting is April 11, 2024, at 3:00 p.m.

Submitted by Infrastructure Committee