

Meeting Minutes

Infrastructure Committee
Kissing Camels Property Owners Association
April 11, 2024

Called to Order: The 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

2. A motion was made, seconded, and passed to approve the March 14, 2024 minutes as submitted (Tim/Bud).

3. Old Business – Progress Reviews:

A) Drainage Plan Update

- a) The Camels Ridge conduit issue has been resolved; John H. will verify.
- b) Owner notification on additional drainage work will be sent when the work is scheduled.

B) Roads –

- a) Outside East Gate – John H. will follow up with Fed Ex on reimbursement. Bud has set up a meeting with John H. and the owners outside the East gate on April 15th to discuss the road condition of Grand Market.
- b) Engineering Study for Main and North Gates is ongoing and will be completed after receipt of Entech’s report and pavement design. Boring was completed on April 2; Entech’s report and paving design should be completed 30 days after the boring is completed. A concrete color for the Main Gate will need to be selected and approved by ARC.

c) 2024 Road Plan:

- RMG contract was signed today.
 - Crack Seal was successfully completed by Seal Coat Solutions on 3-29-24.
 - A preconstruction meeting for T-2 Slurry will be set 2 weeks before the work is scheduled in late summer. The contract with A-1 was executed today. Mark agreed to include a warranty clause in RFP's going forward. Bud stated that CO statute is one-year warranty, the City contracts require a two-year warranty.
 - M & O and FDR bid by Schmidt was approved by the EB last month. As previously discussed, and shared with the EB, there will be scope and price modifications to the current proposal.
 - 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) CSU Restoration will include Inwood and the south lane of Hill Circle. Nine panels of the sidewalk will be replaced, reseeding will be completed. KCPOA will request that CSU/Trax modify the sidewalk termination as an "angle," vs. a 90-degree turn. The credit reimbursement from CSU for Hillbrook is imminent.
- e) Small repairs are being handled as they are found. No change is needed to the current policy.
- f) A bid on the guardrail repair will be received from a handyman and also, Trax will be asked to provide a bid and verify compliance to COS standards.

C. Construction Management Updates:

- a) Red Rocks and the Preserve Developments –Mark reported that all street lights in RR1 are repaired, and one light remains to be fixed in RR4 (within three weeks). Toll is working on the punch list for RR1. There was a "miss" (or "reconsideration") in the scope of work by either Toll Bros. or the civil engineer that now necessitates the installation of a pond liner in RR4. The liner for the stormwater detention pond was recommended in an early geohazard report completed by Entech for the original developer. Toll Brothers was requested to submit information to KCPOA regarding the proposed liner and details. Mark S. was asked to track his hours for the extra work.

- b) RIRO – will not receive probationary acceptance until all outstanding invoices to Toll are paid, the Fillmore gate security piece is addressed satisfactorily by Toll, and KCPOA accepts the fiber repairs. Mindy will send copies of all outstanding invoices to the IC.
- c) Punch lists for IC will be signed by a member of the IC. The Community Manager will not be signing them.
- d) The warranty for Glen Vista Pt. will expire in June. Based on a recent inspection of the roadway, Mark will draft the acceptance letter for IC approval.

4. New Business & Announcements

- a) EB Updates from the last meeting were provided by Tim.
- b) 2024 Reserves Budget was detailed by John H.
- c) The IC will recommend to the EB that some type of warranty language (AIA) be added to standard KCPOA contracts.
- d) Consultant Compensation Plans for the future were discussed with Bruce and Mark. The consultants then left the meeting. The IC agreed to decline the lump sum proposals and unit pricing provided by Bruce. Moving forward, Bruce will only be contacted for an emergency matter or a road “challenge.” He will not be expected to attend future IC meetings. Ron then led the discussion on the tasks performed by KCPOA consultants.

The meeting was adjourned at 4:59 p.m.

Next meeting is May 9, 2024, at 3:00 p.m.

Submitted by Infrastructure Committee