

Meeting Minutes

Infrastructure Committee
Kissing Camels Property Owners Association
June 13, 2024

1. **Called to Order: The meeting was called to order at 3:00 p.m., two committee members attended, John Hurwitz has a proxy from Ron Johnson.**

John Hurwitz	Present
Ron Johnson	Absent
John Frank	Absent
Bud Ingels	Present
Tim McMahon	Absent
Mark Stritzel	Present
Mindy Gutierrez	Present
Alan Gregory, guest	Present

2. **A motion was made, seconded, and passed to approve the May 9, 2024 minutes as submitted (John/Bud).**

3. **Old Business – Progress Reviews:**

A) Drainage Plan Update

- a) ABD has not provided the date they will complete work on Cumulus, owners will be notified if needed when the date is selected.

B) Roads –

- a) Outside East Gate – Ownership and maintenance of GMP outside the east gate continues to be researched.

b) 2024 Road Plan

- Discussion was held on the RMG pavement design.
- A pre-award meeting will be set up next week with Schmidt to discuss the M&O and FDR revisions based on scope changes and the RMG Pavement design, so that a contract can be finalized. Locates will be required. The IC agreed that the main gate should be used for their vehicles. A one-year warranty will be added to the standard KCPOA contract.
- The trees that needed to be trimmed for the 2024 road work is complete.

- The new home being built in The Greens does not have curb and gutter installed. John H. will contact them to ask that it be completed prior to the road work.
- c) The CSU Restoration was discussed. All the restoration is complete except the small asphalt patch on the north lane of HC. There are new blue markings on the “footprint” of some of the road sections in the CSU project. The reason for them is unknown. John H. will talk with Jeff with Trax regarding the north lane.
- d) Road striping was completed earlier this week. The vendor will return as needed after 2024 road work is complete.
- e) One bid on the Inwood guardrail repair has been received. Four additional vendors were asked to bid, the job was too small for mobilization, they all declined to bid. Bud will ask a handyman that he works with to provide a repair cost.
- f) 2025 Road Planning was discussed:
 - A meeting has been set up for next Wednesday for the association and golf club landscape supervisors to meet with the landscape and drainage representative for JR Engineering. Once the report and drawings are received, Mark Stritzel will review with the IC. Bryan Law, with JR, may be asked to attend an IC meeting to further review the package. When final questions and report details are clarified, RFP’s will be issued to qualified bidders (for work to be performed in CY 2025).
 - Discussion was held on additional FDR pavement designs for future repairs on “thin” roads in KCE (Coyote Point, Camel Grove and the east end of Kissing Camels Drive). The IC agreed that an RFP would not be necessary to solicit bids for the design work, as the first step would be to determine if unit prices for a similar study from RMG will be consistent to their proposal in 2024.
- g) The Road Consultant RFI was approved, and will be sent to six vendors.

C. Construction Management Updates:

- a) Preserve Development – RR4 status was reviewed by Mark Stritzel.
- b) The IC was notified that the EB approved the RR1 probationary acceptance and commencement of the two-year warranty period. The letter was sent to Toll Brothers on May 28, 2024.
- c) RIRO is still on hold pending direction from the EB.

D. New Business & Announcements

- a) Alan Gregory indicated that he wanted to move-forward with the on-boarding process with the IC and plans to submit the Volunteer Application for KCPOA review.

The meeting was adjourned at 4:10 p.m.

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

Submitted by Infrastructure Committee