

Meeting Minutes

Infrastructure Committee

Kissing Camels Property Owners Association

September 12, 2024

Called to Order: This meeting was called to order at 3:00pm with a quorum.

1. Established Quorum

John Hurwitz	Present
Ron Johnson	Absent
John Frank	Present
Bud Ingels	Present
Tim McMahon	Present
Mark Stritzel	Present
Alan Gregory	Present

Guests:

Tony Munger	RMG
Jared McElmeel	RMG

2. A motion was made, seconded (Tim/Bud), and passed to approve the July minutes as submitted. Note: No August Minutes were created because a quorum was not present on 8/8/2024.

3. Old Business – Progress Reviews:

A) Elisa/Coyote – Cores and Pavement Design

- a) RMG was asked to explain why their core and pavement design study did not indicate the subgrade weaknesses that became evident during road repairs by Schmidt on Elisa Court/Coyote Pt. RGM discussed the “limits” of a subsurface investigation and other pre-emptive tests that could potentially yield more reliable data. Different evaluation methods and costs were also reviewed.

B) Drainage

- a) Northpointe Retention Pond – Maintenance Plan: Plan to mow 2-3x / year and clean clippings to prevent clogs on the surface of the structure.
- b) The ditch on the west side of West-8 is still in need of repair by GOG Club.

C) Roads

- a) Outside East Gate / Grand Market - Bud confirmed that Kroger is responsible to inspect and create a maintenance plan and budget to care for this roadway. The costs are to be appropriated between the four businesses adjacent to the street. The IC will propose to the EB that the KCPOA attorney should be updated so he can generate a letter to Kroger stating that since they have failed to properly maintain Grand Market, they are in default of the Easement Agreement.
- b) 2024 Road Plan –
 - Schmidt -- needs to complete punch list
 - A-1 -- Invoice is approved to pay. Westgate credit for developer will be determined after all invoices have been received.
 - Mark Stritzel – the IC requested that he furnish an estimate of upcoming invoices to close out final costs for 2024 road work.
- c) Guardrail at Inwood – Bud will circle back to R&R
- d) 2025 Road Planning –
 - North and Main Gates – proposals due on 9/19.
 - The IC decided to postpone additional core and pavement design studies on specific “thin” roads in KCE and strongly consider the CTS added treatment on future road repairs designated for an FDR fix.
 - Based on previous cores (taken 2017-2023), the IC re-confirmed that “thin” asphalt is present on Camel Grove and Coyote Pt. Although KCPOA does not have core data for Camelrock View, Bud indicated that he encountered 4” of asphalt during work at previous home “builds” on that street.
- e) Striping – Mindy will schedule after street sweeping by A-1.

D) Construction Management Updates

- a) Preserve Development – RR4
 - Discussed concerns verbalized by a homeowner about the drainage “duration” in the RR4 retention pond.
 - The IC agreed to postpone the vote on probationary acceptance for Toll Bros. until streetlight outages are repaired. Consequently, the vote for probationary acceptance and bond reduction will be handled by email with the IC.
- b) Red Rocks – RR1
 - Discussion on “enhanced” landscaping requested by Jan Weiland (homeowner in Red Rocks) was deferred to CALM.

4. New Business and Announcements

- a) Power to light poles – Currently, the streetlights on Chilson-KCD and Camels Ridge Lane-KCD are not operable. John H. will contact CSU to determine the sequence of outages. The IC requested that RowCal weigh-in as to whether Guarantee Electrical or the private locate service should be engaged to “find” wiring and panels so that the streetlights can be repaired.

- b) Protocol for GOGC communications discussed – no specific protocol has been established. John H. will initiate the follow up with homeowner adjacent to North-3 with a draft response to Tim.
- c) Curb/Gutter and crack treatment –
 - On-site meeting with Joe Torres next Tuesday (9/17) at 1:30 to discuss best practices for curb/gutter maintenance.
 - There was a discussion that stacking snow is a contributor to curb damage. This issue should be discussed with Timberline.
 - John H. discussed the plan for a future meeting with Seal Coat (about best practices for crack-seal) and A-1 (about best practices for T2 Slurry).

Meeting Adjourn at 5:01pm.

Next meeting is October 10, 2024: Time – 3:00pm