

Meeting Minutes

Infrastructure Committee

Kissing Camels Property Owners Association

October 10, 2024

Called to Order: This meeting was called to order at 2:59pm 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

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

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

A) Roads

a) 2024 Road Plan – (Mark/ John H.)

- Schmidt will be in on 10/12 to complete punch list, and “test” a minor “mill down” of high spots. The IC will determine if the small repair is more problematic than leaving the condition as is. The current “high spots” should not impact drainage as it is still about 0.5” raised from gutters. We will revisit after the work on 10/12 is completed. Timberline will be doing shoulder work on the east side of Hillbrook and add a new top soil at KCPOA cost.
- Striping – *Striping Proposal from Hawkeye (+/- \$5,300) accepted by a 4:1 committee vote. The scope represents a “re-do” of stripes installed prior to 2024 road work, plus two additional locations suggested by homeowners and accepted by the IC. The Westgate Developer will be responsible for \$485 of the striping invoice.*
 - i. *There are homeowners on Sunnybrook that have complained of drivers traveling on their street vs. Hill Circle, and speeding. Consequently, they proposed a directional stripe on the west side of Hill Circle to steer traffic away from Sunnybrook. The proposed stripe plan was rejected by the IC. Consequently, one homeowner has proposed to pay for a directional sign to identify*

the diverging roadways. He was requested by the IC to submit a design plan.

- b) Guardrail at Inwood –
 - Bud said R&R will send us a bid when they are “less busy.”
- c) 2025 Road Planning – (All)
 - Inbound Lane at Main Entry – meeting to be scheduled with Groninger to clarify their bid. Topics to include; sub-grade, joints, contingencies, color %, VE ideas, density soil testing, add for 8” pour, re-bar, 2026 pricing for North Gate, and traffic control, etc.
 - On 10/10, some of the IC met with Dave Wisham (Seal Coat Solutions) about best practices for crack seal treatments in KCE.
 - On 9/17, Bud and John H. met with Joe Torres (Mountain Range Concrete) about best practices for curb/gutter maintenance.
 - On 11/5, the IC is invited to join Jaime Walton (A-1 Chipseal) to discuss best practices for T2 Slurry treatments.
 - Based on having an updated budget number for the Main Gate, Hurwitz will provide the IC a draft of the road repair plan for 2025 at the November IC.

B) Construction Management Updates

- a) Preserve Development – RR4
 - VOTE – A motion was made, seconded (Bud/John F), and passed for probationary acceptance.
- b) Westgate - 2-year warranty expires on Dec 20. Mark, John H., and Bud will conduct a final walk-through with the developer on 10/17 at 12pm. John H. will update the credit spreadsheet for the Developer.

C) Street Lights

All street lights are now working.

4. New Business and Announcements

- a) Palmer – Conservation Easement
John H. summarized the initial exploration by KCPOA to investigate the idea of a conservation easement with Palmer Land Conservancy. The KCPOA acreage would include the northeast and north perimeter “greenspace.” A conservation easement is designed to prohibit future development. Furthermore, it may potentially help KCPOA to access grant funding for fire mitigation.
- b) Bud and John H. will be meeting with David Firmin on 10/18 to assess KCPOA’s position about a “notice” to Kroger that will request proper maintenance of the Grand Market roadway outside the east gate.

Meeting Adjourn at 4:23pm

Next meeting is November 14, 2024: Time – 3:00pm