

Meeting Minutes

Infrastructure Committee
Kissing Camels Property Owners Association
Nov 14, 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
Mark Stritzel	Present
Alan Gregory	Present

Guests:

Luke Travins – Chair, KCPOA Security Committee

Stephen Blais – Garden of the Gods Club

Carol Cannon – KCE Resident & Board Member of Palmer Land Conservancy

2. A motion was made, seconded, and passed to approve the October 10, 2024 minutes as submitted (John H./ John F.).

3. Old Business – Progress Reviews:

A) Roads

a) 2024 Road Plan

- Schmidt backcharge - Schmidt will pay homeowner directly so there will be no KCE involvement.
- The final road costs for 2024 are \$535k +/- 3%.

b) Guardrail at Inwood – Bud still waiting on numbers from R&R

c) 2025 Road Planning

- Main Gate –
 - i. Targeting May - late May '25 for start date. Project should take @ 22 – 30 days to complete. We will plan for a temporary 'Main Gate' at the North entrance to be staffed by security.

- ii. Mark will follow-up with Groninger for costs on ancillary items (signs, sub-base work, caulking, etc.). We'll need a digital message board for KC Drive and Mesa Rd. to direct drivers to North Gate. Also want a Spanish version of signs for workers, and to direct large trucks to the Fillmore gate.
 - iii. GOG Club – The elevation changes to the road will require a change to the curb as well (3-6"). Consequently, the landscape will need to be backfilled, and sod, sprinklers will need to be replaced or re-positioned. The street contractor will move the "high point" 30' east from the current location to improve drainage. Ensure we notify Steve from GOGC to turn off auto irrigation when starting prep and to remain off for the project duration. He would like a follow up once we have timeframe and drawings dialed-in to pass along to GOGC.
 - iv. The IC will provide the EB the final version of project costs. Total costs estimated to be \$170k, plus possible additions for soil and concrete testing (density testing by RMG or EnTech approx. \$1.5K) Aim to have final numbers prior to Thanksgiving.
 - John H. updated the group on the recent Best Practices meeting with A-1 Chip Seal about T2 Slurry applications.
 - John H. provided the team with a draft of the 2025 Road Plan, with the expectation to finalize the list of 2025 repairs at the December IC meeting.
- d) ROW Protocol – RowCal will need to refer to street cut ROW T&C's prior to the authorization of any street cut work. The protocol was not followed prior to the repair of the water line break by the GOG Club on the golf course adjacent to Hill Circle. Although the road was never cut for the repair, the IC will need to monitor the span of road over the water line repair for potential settling.

B) Construction Management Updates

- a) With additional verbiage of "and holds KCPOA harmless and Developer affirms no outstanding claims.", **a motion was made, seconded, and passed to approve the Westgate Acceptance Document and credit of \$1.4k+ to the Developer.**
(Bud/Alan)

- b) Loose-ends at the Preserve – Mark is still in discussion with Al Watson regarding landscaping punch list and stop sign.
- C) Street Lights
 - a. Fiber install on KC Drive should be completed by December 1.
 - b. If RowCal wants the IC to select a new vendor, RowCal will need to initiate and distribute an RFP to potential contractors for the IC to review.

4. New Business & Announcement

- C) Palmer Land Conservancy – Carol Cannon explained that the concept would conserve the “skirt” green space surrounding the north and northeast acreage in KCE. Palmer has conserved over 130K+ acres in Colorado. The approximate cost for KCPOA to enter the program is \$100k (on the high end) but could possibly be offset by fire mitigation grants and/or tax credits. Currently the surrounding skirt is made up of 9 parcels, 8 of which are in KCPOA’s name, totaling about 100-110 acres. The GOG Club also has a parcel (near the Recreation Center). We will set-up a meeting for December 3rd with Palmer to learn additional information and next steps. Bud noted that we already have a lot of the required information for Palmer from the previous site developments by Toll Bros.

The meeting was adjourned at 5:06 p.m.

Next meeting is December 12, 2024, at 3:00 p.m.

Submitted by Infrastructure Committee