

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
January 9, 2025

1. Called to Order: The meeting was called to order at 3:00 p.m., a quorum was established.

John Hurwitz	Present
Ron Johnson	Present
John Frank	Absent
Bud Ingels	Present
Tim McMahan	Present via Zoom
Mark Stritzel	Present
Alan Gregory	Present

2. A motion was made, seconded, and passed to approve the December 12, 2024 minutes as submitted (Bud/Alan).

3. Old Business – Progress Reviews:

A) Roads

- a) 2024 Road Work: Final invoice has not been received from Schmidt.
- b) Guardrail at Inwood: no update
- c) 2025 Road Planning

- a. Main Gate: A mid-May start with durations will be noted in the contract.

- i. Add drainage: JR Engineering revised the Groninger elevation changes with new drainage, and the IC approved the \$5.2k add for additional work at the east end. Mark Stritzel will re-confirm with Groninger on the benchmarks and get bids for density testing. Other adds to the contract will be an option for North Gate in 2026 at the current bid +5%. The Groninger scope is still projected to be below the \$170k approved by the EB.

- A motion was made, seconded, and passed to approve the revised plans adding additional drainage. (Bud/Ron).**

- ii. JR Engineering will submit a C/O for the drawing revisions (+/- \$2.5k)

- b. Scope and Budget for 2025 Road Plan

- i. No updates other than expectations for Mark's follow-up with A-1 and Schmidt (plus explore crack treatment option on Camelrock View and repair in the Retreat).
 - ii. Mark was requested to send in his updated rates and T&C's for 2025.

- B) Construction Management Updates – no updates
- C) Street Lights: Only a handful of lights have been repaired. Lenz Electric is waiting for photocells and LED drivers to arrive. Will also need to coordinate with CSU as some of the circuits are coming straight from utility boxes.
- D) Land Conservancy Discussion
- 20-40 acres of the greenspace may be “developable.” Parcels #7-10 would not require fire mitigation if they were “developed.” Bud recommends not selling the land to maintain control. A narrative will be prepared for the EB.
 - CSFD estimates fire mitigation on the “most difficult” sections at \$3,500 / acre.
 - Cedar Heights has previously earned fire mitigation “sweat equity” due to their brush clearing efforts, firesafe building materials, homeowner actions, etc. Thus, they received funding, grants, etc. resulting in successful fire mitigation of about 20-30 acres per year (over the past 10+ years) that has totaled \$1M.
 - The IC agreed that fire mitigation needs to be implemented regardless of involvement with Palmer Land Conservancy.
 - The two next steps are:
 - Go through the initial Palmer steps, short of agreeing to any deal.
 - Outsource the “credit” analysis to a third party (Altitude Law ?) to determine the ROI for KCPOA.
 - Bud recommends an appraisal of all *KCPOA* property. Tim recommends creating a fully fleshed pro vs con list and outline of process for roll up to EB. This will detail the steps we can take on our own prior to committing to PLC.
- E) South Gate Conversion
- Based on the EB’s assignation of the South Gate project to the IC, the IC agreed to request a lump sum bid from Mark Stritzel to run the job.

The meeting was adjourned at 5:03 p.m.

Next meeting is February 13, 2025, at 3:00 p.m.

Submitted by Infrastructure Committee