

Meeting Minutes
Infrastructure Committee
Kissing Camels Property Owners Association
February 13, 2025

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

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

2. A motion was made, seconded, and passed to approve the January 9, 2025 minutes as submitted (Bud/Alan).

3. Old Business – Progress Reviews:

A) Roads

a) 2025 Road Planning

- Main Gate – Mark will get pricing for density testing and cylinder breaks. John H. will re-contact SCC and GOG Club for “prep” meetings. The project was originally estimated at +/-22 working days, but the projection is now 5-6 weeks. Note: there has been added scope for drainage improvements.
- Plans for Camel Grove and Camelrock View –
 - i. Camel Grove - Schmidt FDR (w/CTS) quote is 7-8% higher than last year, with similar quantities in 2025 as compared to 2024 (50k sf). **A motion was made, seconded, and passed to approve Schmidt’s FDR proposal for 2025 (John F. / Bud).**
 - ii. Camelrock View - The M&O proposal from Schmidt was significantly higher than 2024. Schmidt will be asked to re-submit a “best and final,” and include full-depth crack treatment.

b) 2024 Consultant Road Costs vs Budget – Over budget by approx. \$7.7k, because of the minor charges for the CSU and Westgate restorations, and the unforeseen condition at Elisa Court/Coyote Pt. The overage was offset in part by money collected from the Westgate Developer and CSU (Hillbrook).

c) Guardrail at Inwood - No update at this time.

B) Street Lights – The lights from the guard house to the golf club on KCD are working. The lights on KCD east of the golf club to Hill Circle are still under repair. Lenz Electric will coordinate with CSU to access the appropriate electrical boxes.

- C) Palmer Land Conservancy and Fire Mitigation – The PLC initiative has been tabled. However, a task force has been established for Fire Mitigation in KCE (Cannon, Wisham, Hurwitz).
- D) South Gate Conversion – Bud met with Timberline to generate the preliminary landscape design to ensure that the South Gate will match the East Gate once “matured.” The irrigation is in place and will only need to be “extended.” Timberline will self-perform any required trenching for irrigation. The electrical contractor will manage trenching for their scope. Final drawings will be forwarded to other committees (CALM, EB) for approval. Once approved, Timberline can establish the budget/cost proposal. We still need asphalt, signage, and lighting proposals, by mid-Feb.
- E) Directional Sign on Sunnybrook/HC – If the homeowners feel it’ll provide safety, the IC agreed to inform the EB that we’re okay with a sign but would leave the decision on final design to “others.” One recommendation was simply directional arrows on a small sign.
- F) Manager’s Report – n/a

4. New Business and Announcements

- a. Mark Stritzel Proposal (1/2/2025) – A \$5 hourly increase over last year was approved by the IC, with a note for Mark to add a section that states “any month that incurs under 5 hours will be rolled into the next month’s billings.” John F. noted that there should be additional stipulations for responsibility/negligence clarified in the Consulting Agreement (3/11/2019). The IC discussed informing the EB/legal to examine the 2019 document and determine if there is any risk exposure to KCE.

A motion was made, seconded, and passed for approval of Mark Stritzel’s rates from the 1/2/2025 proposal letter (John H. / Bud). The Consulting Agreement (3/11/2019) will be sent to the EB for review with legal.

- b. Sidewalk on Grand Market (from HC to the East Gate): The IC agreed that the cost of sidewalk, irrigation re-set, and possible pedestrian gate (\$35k-50k) would exceed the \$10.5k paid to KCPOA by Toll Bros. Bud also noted the liability of having a pedestrian gate easily accessible to anybody walking by. The IC will discuss a road stripe “lane” in lieu of a sidewalk.
- c. Sprinkler layout on hill (south of RR1) – possibly removed by Toll Bros. Bud indicated the sprinkler was supposed to remain in place, and he’ll follow-up.
- d. Budget – 2025: Not addressed at this meeting.

The meeting was adjourned at 4:36 p.m.

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

Submitted by Infrastructure Committee