

**Meeting Minutes**  
**Infrastructure Committee**  
**Kissing Camels Property Owners Association**  
**March 13, 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	Present
Bud Ingels	Present
Tim McMahon	Present
Mark Stritzel	Present
Alan Gregory	Present

- 2. A motion was made, seconded, and passed to approve the February 13, 2025 minutes as submitted (Bud/Alan).**

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

A) Roads

a) 2025 Road Planning

- Main Gate –

- i. Mark confirmed that material / density testing would be +/- \$2k. Entech would be the preferred vendor as we already have an account with them. The additional costs for testing would create a revised project total of +/- \$169k on a \$170k budget.
- ii. Based on a recent discussion with SCC, the current traffic diversion plan will be to use the Fillmore gate from 6AM to 10PM during road repairs at the Main Gate. A North Gate diversion is no longer an option due to large trucks that need access, and the potential for “backed-up traffic on the short “stretch” of road. (NOTE: After the IC meeting on 3/13, the traffic diversion plan was modified by the SCC to utilize the exit lane of the Main Gate for inbound traffic and not use the Fillmore Gate (except for large trucks).
- iii. John H. will re-contact the GOG Club to set up a meeting to discuss the updated plans.

- M&O on Camelrock View – Schmidt has revised their original quote. The previous proposal was \$25.15/sq yd without crack treatment and is now \$24 /sq yd with crack treatment. Mark will take field measurements to confirm the quantities.

**A motion was made, seconded, and passed to approve Schmidt’s unit price of \$24 / sq yd for M&O with crack treatment (Bud/Ron).**

- Drainage Pan in the “Retreat” – Water runoff does not drain properly on the southeast corner of Rockview Trail. Consequently, it is causing premature

damage to that section of the street. Mark will request a quote from Groninger to install a concrete drainage pan.

- Crack Seal / Potholes - John H. will contact Dave Wisham to review 2025 crack seal and pothole repairs.
  - b) Consultant Costs – Mark was requested to provide the 2025 estimate for his cost to oversee the road repair work. Additionally, Mark will revise his 2025 proposal letter to serve as an amendment to the 2019 Consultant Agreement.
  - c) Guardrail at Inwood – R&R declined the project so Bud will make other inquiries.
- B) Street Lights
- a) Street lights from the club house to Hill Circle still need repair. Once CSU opened the transformer, the street light fuses were blown. There are inground j-boxes at each light pole and the wire connections are wet and corroded in each, Lenz Electric are in the process of replacing all the splices. This will resolve half of that line that is out, still need to determine where the other half is fed. Will get the cost of inground j-box repair at Hill Circle/Reserve Point as it was full of mud and water, potentially caused by an earlier GoG Club sprinkler leak.
- C) Update on Fire Mitigation – John H. will provide the IC brief updates about activities of the Fire Mitigation Task Force when applicable.
- D) South Gate Conversion
- a) Bud has interviewed all subcontractors and will submit a budgetary estimate “draft” to the IC. The IC will request that the EB approves the plan to sole-source preferred vendors, and to initiate a discussion with JR Engineering to PM the job and explore a cost-plus contract. The current estimate is in the mid \$200k’s for the job (demo, gates, stone work, road repairs, landscaping, electrical, trenching, and street lights).
- E) Sprinkler on hill south of RR1 – Bud confirmed that the sprinkler was removed (possibly for mowing). No action required at this time.
- F) Manager’s Report – Nothing additional.

#### **4. New Business and Announcement**

- a) RowCal was requested by the IC to confirm the schedule for the 2025 inspection of the NorthPointe detention pond. The inspection, and follow-up paperwork, is an annual compliance to city standards.
- b) Tim was requested to contact David Firmin on a response from Kroger/Dillons on Grand Market Place outside the East Gate.

The meeting was adjourned at 4:29 p.m.

Next meeting is April 10, 2025, at 3:00 p.m.

Submitted by Infrastructure Committee