

**Meeting Minutes**  
**Infrastructure Committee**  
**Kissing Camels Property Owners Association**  
**May 8, 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 McMahon	Present
Mark Stritzel	Absent
Alan Gregory	Present
Lisa Baker	Present
Dakota Santellana	Present

- 2. A motion was made, seconded, and passed to approve the April 10, 2025 minutes (Tim/Bud).**

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

A) Roads

a) Status of 2025 Road Projects and Loose-ends

- Main Gate
  - i. All Phase has completed locates.
  - ii. The first of three digital signs is already up. An additional broadcast email to be sent to KCPOA residents with alternate route maps included.
  - iii. Mark S. will handle day-to-day PM responsibilities, Bud, and John H. to run point on general oversight.
- Contract for Schmidt
  - i. Mark Stritzel will follow up.
- Grand Market – Curb and Road Repair
  - i. We should have Groninger pricing for curb and gutter work at the storm drains within a week. Work to be completed concurrently with the Main Gate construction.
  - ii. John H. will re-visit East Gate “fixture” and sensor details with SCC, and contact Hawkeye to determine “economy of scale” for a minor volume of striping in 2025.
- Signature Golf Point (SGP) – Concrete issue
  - i. The curb and gutter have settled near a manhole. This would need to be repaired (prior to the scheduled July 7 T2 slurry) by the GOGPOA sub association. John H. will contact them.
  - ii. SGP accounts for 30k sf of T2 slurry with A1. May consider other areas if SGP is re-scheduled for 2026. Examples: 1) the CSU “footprint” at Inwood and Hillbrook is about 15k sf, or 2) the three North cul-de-sacs are approx. 29k sf.

- “Retreat” - drainage pan on Rockview Trail.
  - i. Schedule not confirmed as of this meeting. Bud noted the condition of the entire street will necessitate a T2 Slurry soon.
- GMP - Outside the East Gate
  - i. No progress with Kroger at this time. The litigation letter from Altitude Law will be forwarded to the IC Committee for review and added to the EB’s next meeting agenda. EB will make a risk assessment of the issue.
- Tree Trim Notices – Have been sent to homeowners.

b) Crack Seal and Pothole Repairs – Seal Coat Solutions

- i. Pothole work is complete.
- ii. There will be 2 phases of crack seal treatment: Phase 1 (in June) = locations to receive the T2 slurry, and Phase 2 (fall 2025) = other locations such as Camelrock View, Glenn Vista, plus TBD. John H. requested IC members to communicate the location of bad cracks they see over the next few months.

c) Guardrail at Inwood

- i. Bud stated that Ancona Welding will give us a number to replace the rotted wood posts with 6x6 steel tubes on 8ft centers, then reattach the railing.

B) 2026 Road Planning

- a. North Gate Pavement Design - IC may consider modifying the original plan to include an extra 2” of concrete with rebar. A re-examination of the drainage is also required. The IC will consult with Groninger when they are on site doing Main Gate work.

C) Street Lights – status

- i. Received a quote from Lenz Electric to do a quarterly inspection. Will involve a night drive, then returning during business hours to diagnose and repair any faulty lights. IC approves, and Dakota will get a contract executed once we understand what is (and is not) included in the quarterly inspection fee.

D) Update on Fire Mitigation

- i. Chipping Day (week) – 5/26
- ii. Carol Cannon will reach out to the sub association leaders to align WMTF initiatives. (Example: The Park Sub-A has discussed an idea to replace cedar sidings of the units).
- iii. The initial objectives of the WMTF are 1) communication, 2) homeowner action for home hardening and de-vegetate a 5’ defense zone from structure, and 3) re-visit a mitigation plan for the KCPOA common areas on the north perimeter.
- iv. All the items listed above include close interaction with CSFD and to a lesser extent, FACO.

E) South Gate Conversion

a. Updates – Bud

- i. The landscape scope will be executed by CALM. Bud suggested not using cobblestone as indicated in the plan for fear of future vandalism (throwing rocks). Bud to set up a meeting with John H. and JR Engineering to discuss their ideas and pricing to PM (GC?) the job.

F) Northpointe Detention Pond

- i. Inspection has been submitted to the city. John H. noted that there will be two additional ponds that will require annual inspections and submittal documents to the City when Toll Brothers warranty is up in RR1/RR4.

**4. New Business and Announcement**

a) CSU Projects – CSU has three projects identified in KCE

- Fire Hydrant replacement on Chilson – completed, restoration TBD
- Gas Regulator Modification adjacent to South Gate – ongoing, restoration TBD. Bud will send pix of current landscape damage to John H.
- Pressure Zone Expansion (2-year project) – Next Step – meet with CSU to review details of the job. Additionally, CSU will plan a community-wide meeting to educate KCE residents.

b) IC Charter – the IC will re-visit the “wording” of the IC Charter, which was taken off the IC web page. Any revision will be sent to the ‘EB’ for approval.

c) Tim’s Corner – Retreat drain pan has been approved by the EB.

The meeting was adjourned at 4:15 p.m.

Next meeting is June 12, 2025, at 3:00 p.m.

Submitted by Infrastructure Committee