

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: June 12, 2025

Time: 3:00 PM

Location: 1365 Garden of the Gods Rd, Suite 108 & via Zoom

1. Establish Quorum

Present: John Hurwitz (Chair), Ron Johnson, John Frank, Bud Ingels, Tim McMahon, Mark Stritzel (Consultant, non-voting), Alan Gregory

2. Approval of Minutes

- Minutes from the May 8, 2025 meeting were approved unanimously with no changes.

3. Old Business – Progress Reviews

A. 2025 Road Projects

- Main Gate – Mark Stritzel reported satisfactory progress despite rain delays. Backfill compaction tests passed as confirmed by Entech. The remaining work includes curb, gutter, rebar, paving, and a small section of asphalt. Cost adds discussed. Specifically, additional Entech testing, message board rental extensions, 6" road width add, and small sidewalk addition. The final invoices for "hard bids" submitted to the 'EB' for the Main Gate will exceed the original \$170k amount submitted (estimated adds = \$15-20k).
VOTE – \$1,547 Groninger change order for sidewalk addition was ratified unanimously.
- Grand Market Concrete Repair – Discussed and approved as a necessary precondition for upcoming M&O work. VOTE – \$8,950 - Groninger to repair storm drains, approved unanimously. The IC selected the "street shutdown" option vs. paying additional cost for traffic control. The work is a "Reserves" expense item. After 'EB' approval, the work will be scheduled after the completion of the Main Gate and before mid-August.
- Signature Golf Point (SGP) – Will postpone T2 Slurry work until GGCPOA repairs the damaged concrete curb and gutter adjacent to the manhole. Anticipate this to be completed by June, 2026. Communication with Gregory Scott and Bill Harmon with GGCPOA on the issue.
- 'Retreat' Drainage Pan – Will be scheduled concurrent with other concrete work.
- T2 Slurry Work and Schedule – Since SGP has been omitted from the 2025 plan, Hillbrook and the east section (+/- 200 lf) of Inwood will be added. The T2 work is scheduled for July 7-8, weather permitting.

- Tree Trimming – Completed in preparation for 2025 road work.
- 2026 Street Striping – Discussed minimalist striping in 2025 to avoid redundancy before 2026 resurfacing. Consider striping on Hill Circle from Grand Market to Rec Center for bike lane (east lane).

B. Crack Seal and Pothole Repairs

- Alan Gregory introduced as CPS Road Maintenance lead (Cracks, Potholes, Street Cuts).
- 'Emergency/Small Repair and ROW Protocols were reviewed for implementation by Lisa and Alan.

C. Consultant Costs

- Consultant budget tracking shared. Continued tracking of Mark's consulting costs emphasized.

D. Guardrail at Inwood

- No update: item remains open. Bud to revisit. Ancona Welding to respond by 6/13.

E. 2026 Road Planning

- North Gate road project discussed. Another field review to be scheduled in July by Mark with Doug Groninger, to address concrete thickness, rebar, and drainage status.

F. Street Lights

- Several lights have been repaired. Lisa and Dakota reported continued issues with vendor communication. Recommendation to move away from Lenz and consider alternate monthly inspection with Spectrum for reliability.
- Proposed to re-engage security to survey the lights, then electrician can make repair.

G. Fire Mitigation

- Walkthrough scheduled June 16 with CSFD and WMTF to determine "priority" problems on the "north perimeter" and explore grant money options. Also, Carol Cannon will work on the "Firewise Community" template with Jessica McIntire (CSFD) on June 24. Another community Town Hall scheduled for July 22 will include fire preparedness education and enable registration for the second 2025 Chipping "week" in KCE (8/18).
- Lisa will also request a headcount from the May event to help encourage community involvement.

H. South Gate Conversion

- Bud presented proposals from six of the seven trades required to construct the project.
- All six proposals were approved unanimously by vote. (Bud/Ron). The seventh proposal has not yet been submitted by Midwest Barricades.
- JR Engineering was recommended by the IC to coordinate and manage the project. Tiffany Uresti will lead preconstruction meetings and has redrafted plans based on-site walkthroughs. JR's proposal is based on T&M rates and assumes that KCPOA will execute contracts with the subcontractors. The full scope is budgeted at approximately \$203,000, (excluding landscape and original drawings). A \$15,000 contingency was included.
- Midwest Barricade's proposal remains pending. Estimated to be >\$5k from the original \$10k due to an additional closure sign at Fillmore required by the City.
- Expedited contracts will be needed for Spectrum (street lights) and Taylor Fence due to material lead times. Project start targeted for August 1.

I. IC Charter

- Reviewed minor revision to remove the requirement of signage oversight from IC scope. Ron confirmed that the SCC has responsibility for signage.
VOTE – revised IC Charter was approved unanimously.

J. CSU Projects

- Pressure Zone Expansion – Two-year project that will require five full-depth road penetrations for vault and pipeline installations (Phase 2). In 2026 CSU will self-perform the road penetrations and equipment repairs and subcontract the surface restoration (2026-27). CSU will inspect +/- 600 homes and adjust PRVs when needed to avoid over-pressurization (Phase 1-2025-26). Lisa to coordinate homeowner communications.
- Bud to check on landscape restoration progress at the high-pressure gas line regulator near the South Gate.

4. Adjournment

Meeting adjourned at: 4:48 PM

Next Meeting Date: July 10, 2025 at 3:00 PM