

## Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: July 10, 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

Guest: Martin Stuart (RR1 Resident)

Guest Introduction: Martin Stuart gave a brief introduction and his history of having served on Boards in the oil industry and expressed interest in community governance.

### 2. Approval of Minutes

- Minutes from the June 12, 2025 meeting were approved unanimously with no changes (Bud/Tim).

### 3. Old Business – Progress Reviews

#### Aa. Roads

- Mark said the 3 minor punch list items for Main Gate project should be completed today. Three small transverse hairline cracks were observed on the west end of the new pour. After having considered “cure” options, the IC requested that Groninger provide a letter to address corrective action. Consequently, Doug Groninger provided a write-up with a warranty extension to 4 years (on the cracks), and summarized reparation methods if the cracks were to “open up.” The letter is on file.
- Still awaiting the invoice for density and cylinder testing from Entech. RowCal will forward to Mark and John H. once received for review and approval.
- Two change orders for the Main Gate project totaling \$5,766.50. One for \$1,547 for the sidewalk that has already been approved by KCPOA, and another for \$4219.50 for 50% of the cost for extended traffic control required due to inclement weather. Groninger has agreed to cover the other 50%.  
VOTE – \$4,219.50 for additional traffic control for Main Gate project. (Bud/John F.)
- FRD and M&O -Camel Grove and Grand Market Pt. (GMP) – Prep and CTS on Camel Grove on 8/11-12. Mill and paving on GMP and Camel Grove starting on 8/18.
- Drain Pan repair in the Retreat is complete.

- Storm drain repair on GMP scheduled for July 22-25. The road will be closed. No message board will be used. An email blast will be sent to homeowners to announce the closure. The IC agreed not to temporarily open the South Gate to residents during the two shut-downs on GMP.
- T2 Slurry to begin Friday July 11, possibly going into Saturday.
- Road Markings – John H. presented options for 2025 stripes/markings. Bud will get a number from Seals and Stripes. John H. will request a revised “best and final” from Hawkeye.

#### **Ab. Crack Seal and Pothole Repairs**

- Three potholes that qualify under Emergency Protocol to be repaired. Two at the North Gate will be cold patched by SCS, and the other (east intersection of KCD/HC) with a hot mix concurrent with Schmidt project in August.

#### **Ad. Guardrail at Inwood**

- Bud meeting with contractor July 11 to discuss steel tube size and concrete details.

### **B. 2026 Road Planning**

- North Gate – Mark, John H., and Bud will meet with Groninger on July 15 to discuss potential design modifications to the North Gate road in 2026. Considering a 2” add of concrete, rebar, and a review of drainage issues. The design “upgrade” is based on the road now open for all types of vehicles to exit (not just resident’s cars).

### **C. Street Lights**

- Currently, there are about 8 lights out between the Golf Club and Rec Center along Kissing Camels Drive. Lenz was working with CSU to gain access to utility boxes to finish repairs as they only got half of them working. Advised staying with Lenz for duration of project.

### **D. Fire Mitigation**

- Next townhall will be July 22, in advance of the second chipping “week” on 8/18.
- CSFD has provided another scope assessment, which has delineated priority “hot spots” on the parcels shown on the north perimeter common area. The IC discussed that the Blair Bridge and “city property” area needs to be included in an overall assessment. WMTF will be meeting with Scott Hente to discuss recommendations to the ‘EB.’

### **E. South Gate Conversion**

- a) Awaiting final proposal from Midwest Barricades. The “residents only” exit sign will be removed, as it will not be needed since all traffic will be allowed to exit.
- b) JR Engineering and Spectrum contracts have been sent out to both the vendors and Scott Hente for signing. Taylor contract is pending while Joshua is on

vacation. It should be the same price, but Bud will follow up. Mile High has submitted a revised bid.

- c) There was discussion that CALM has proposed a 1" pipe for non-potable water (to be drilled by Timberline) from Hill Circle to the center island of the South Gate. Bud indicated that Brad Harvey estimated a \$15K cost though this is not confirmed. KCPOA would need permission from the GOG Club to tap into the line, and this would ideally be done prior to landscaping. The scope for the pipe and landscaping (CALM to budget and coordinate) should not affect the sequence of work to be contracted by the IC. The IC will defer to the 'EB' on the next step for communication with GOG Club about the pipe and tap-in.

#### **F. CSU Projects**

- Pressure Zone Expansion – August 7<sup>th</sup> is currently the tentative date for the townhall hosted by CSU, to be located offsite.
- Landscape restoration is still required by CSU, at the High-Pressure gas regulator that was serviced near the South Gate. Bud noted that there are tire tracks through the grass.

#### **G. IC Charter**

- The EB has requested the IC re-visit the duties regarding "signage" responsibilities. Ron will discuss with the SCC.

#### **4. New Business & Announcements**

- "Locate" Questions – Lisa is going to follow up with All Phase to determine the full scope of the KCPOA contract, as there has been an abnormally high number of calls. Will discuss revising the Design Guidelines to direct homeowners to call 811 themselves so that there is less chance of KCPOA being billed for private property locates. Lisa will follow-up with committee chairs to get clarification before the next EB meeting.
- Street "Laydown" Fees - Discussed the removal of the \$500 deposit requirement noting there it has not really been enforced, and there is no mechanism to inspect and return the deposit following a project. Agreed that the best route may be to keep the overnight material storage ban, maintain the obligation for homeowners to pay for any damage caused, but eliminate the \$500 deposit.

#### **5. Adjournment**

Meeting adjourned at: 5:11 PM

Next Meeting Date: August 14, 2025, at 3:00 PM