

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: August 14, 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 (*absent*), John Frank, Bud Ingels, Tim McMahon, Mark Stritzel (Consultant, non-voting), Alan Gregory

2. Approval of Minutes

- Minutes from the July 10, 2025 meeting were approved unanimously with no changes (Tim/Bud).

3. Old Business – Progress Reviews

Aa. 2025 Road Repairs

- Entech invoice for Main Gate received for \$3.4K bringing the Main Gate total to +/- \$179K for the completed project (plus engineering costs from 2024).
- M&O and FDR dates have been moved to mitigate potential weather delays. FDR prep on Camel Grove tentatively planned for September 2nd/3rd, while the M&O and paving for Grand Market Point and Camel Grove is set for the week of September 8th. Light traffic will be accommodated on Camel Grove during the project. Grand Market will have a minimum 4-day closure from 9/8- 11.
- Mark reported that the punch list for A-1's T2 work is pending. This will include tire imprints and more clean-up of aggregate shedding on several street locations. Mark said he will add new items to the punch list that he's sending to the contractor and the work will hopefully be completed by end of next week (8/22).
- Bud will be contact Stripes & Seals to bid the 2025 striping plan, so we can compare the numbers to the Hawkeye quote.

Ab. Crack Seal and Pothole Repairs

- John H. requested that IC members inform Alan of any issues that should be considered in the 2025 Fall Maintenance Plan. There is a pothole starting to form in The Retreat, currently about baseball sized.

Ac. Consultant Costs

- John H. circulated the "real time" road costs sheet.

Ad. Guardrail at Inwood

- The proposal that Ancona sent included steel posts, to which John F. raised concerns about corrosion. The IC put the matter to a vote, but Bud will explore a galvanized option to compare benefits to a potential cost difference

Motion to accept the Ancona quote for \$17,459 was made and seconded (Tim/Bud).

B. 2026 Road Planning

- North Gate – Groninger will send the scope/cost revisions over to us next week. This is to include increased thickness (from 6" to 8"), rebar addition, potential drainage modifications, and additional pedestrian traffic control to manage the crosswalk and adjacent sidewalk on Mesa Rd.

C. Street Lights

- Majority of the lights have been repaired. Notably the stretch along Kissing Camels Drive from the Golf Club to rec center is working. There are currently only 4 streetlights out that are KCPOA's responsibility (3 additional are out in Toll areas). Dakota will reach out to Lenz Electric to determine their warranty period for the 4 that are out.

D. Fire Mitigation

- Second and final Chipping Day of the year in KCE will be the week of August 18.
- The WMTF has submitted a 3-Year Action Plan to the 'EB' for review. The plan aligns with CSFD and Firewise protocol that stresses a community-wide effort for proactive wildfire mitigation in a WUI.
- Discussed that the the Park has reviewed ideas to replace cedar siding in an effort to "home harden" the structures in that Sub Association.

E. South Gate Conversion

- a. Midwest Barricade final proposal for signage (construction and permanent traffic signs) is +/- \$8.4K. Approved (Bud/John F.)
- b. Temp Fence quote for \$1,140 approved (Bud/John F.)
- c. Taylor Fence added cost (increase from 10/2024 quote and sensor scope) of \$10K. Approved (Bud/Tim).
- d. All executed contracts and the vendor summary list will be forwarded to JR Engineering. Bud will contact Tiffani to determine their turnaround on the construction schedule.
- e. Spectrum has ordered the "lead time" materials. Taylor Fence will do the same once their contract has been finalized. Per our contract agreement, both firms will invoice for 50% now.
- f. "Malibu Pink" color flagstone may require a different supplier.

F. CSU Projects

- John H. will be circle back to Pattie at CSU on the design details for Phase 2 of the Pressure Zone Expansion project. The community meeting for Phase 1 is scheduled for this evening.
- We have not heard back from Jane Zook about the landscape restoration west of the South Gate that was damaged when CSU performed additional work on the high-pressure gas regulator. John H. will follow-up.

4. New Business & Announcements

- a. "Locate" Questions – No change at this meeting. Still determining scope of contract with All Phase. Will be ordering utility locates for the South Gate from All Phase.
- b. Comcast Boring on Brushland – Awaiting a response from Comcast
- c. Street Products –
 - i. Mark shared the details of a "cape seal" topping system, which the City has recently installed on Uintah Street (by A-1 Chipseal). The build is a chipseal covered by a T2 slurry. Mark commented that Kissing Camels Drive may be a good sample area for this scope (\$11-14/sq yd versus \$30/sq yd for a M&O/T2 job).
 - ii. Discussed using a mastic, elastomer crack seal product for wider cracks on Camelrock View. Both Seal Coat Solutions and A1-Chipseal have experience with it. Runs about \$4.50/ln ft.
- d. Tim's Corner –
 - i. Scott Hente met with GOG Club regarding a non-potable water tap for the South Gate landscaping.
 - ii. Still awaiting a formal response from Kroger landlords regarding the road repair outside the East Gate. They have a 30-day window to respond as stated in the letter from the KCPOA attorney.
- e. John F. discussed the need for a speed radar sign up to Glen Vista Point, and a "No Outlet" sign. He was directed to contact the SCC for their consideration.

5. Adjournment

Meeting adjourned at: 4:47 PM

Next Meeting Date: September 11, 2025, at 3:00 PM