

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: September 11, 2025

Time: 2:54 PM

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

1. Establish Quorum

Present: John Hurwitz (Chair), Brad Harvey (EB Liaison), Ron Johnson (*absent*), John Frank (*absent*), Bud Ingels, Tim McMahon, Alan Gregory, Mark Stritzel (Consultant, non-voting)

2. Approval of Minutes

- Minutes from the August 14, 2025 meeting were approved unanimously with no changes (Tim/Alan).

3. Old Business – Progress Reviews

Aa. 2025 Road Repairs

- FDR on Camel Grove: Work to be completed today, 9/11, with punch list items to be reviewed on 9/12.
- T2 Slurry: A1 has not fully addressed the T2 punch list items. They are expected to be back on site next week. Quantities of T2 work listed on the A-1 invoice were confirmed as ok by Mark.
- 2025 Stripes: No response from Stars and Stripes. So, the IC agreed to award the scope to Hawkeye (and exclude the proposed pedestrian stripe on HC from GMP to the Rec Center). Final scope <\$3k.
- Main Gate: Discussed the spalling issue that's been noted on the East end of the Main Gate (plus a small amount on the west end). Doug Groninger is investigating the issue to see if it was a material and/or production issue. Mark advises waiting until next Spring to check for additional spalling, and address the next step(s) under the T&C's of the warranty.
 - During the "City" road work on Mesa, both lanes at the Main Gate were soiled by asphalt debris and oils. In a one-off conversation, Mark asked A1 (contracted by the City on the Mesa job) for a street sweep and power wash to resolve the issue.
 - RowCal to send letter to City for reimbursement/repair and regarding their mishandling of any attempt to protect the concrete surfaces at the Main Gate, and their neglect of any prior notification to KCPOA about the Mesa Rd. project.
- M&O on Grand Market – During the M&O work on Grand Market (completed 9/10), Schmidt damaged a buried communications line and an above-ground vehicle sensor

post. Taylor Fence had originally stated there would be no underground wiring if KCPOA opted for the optical sensor system. Schmidt owns the cost for the sensor repair, but the cut wire is not their issue. KCPOA will hold the invoice for the cut wire repair to determine if Taylor Fence has any responsibility.

Ab. Crack Seal and Pothole Repairs

- Alan has compiled a list of repairs for Fall-2025, and will confirm final numbers with Seal Coat Solutions.
- Continued discussion for repair options to the transverse cracks at Camelrock View focused on a 2" mini-mill and HMA repair as opposed to the "mastic" option. John H. updated the IC on an inspection of a mastic repair to similar cracks at a location in Monument, CO. The crack repairs observed were poor and not recommended. The benefit to a mini-mill solution would be a more effective reduction of noticeable bumps while driving. Alan and Mark will get a mini-mill number from Schmidt and update the IC of any other repair options that could be considered.
- Other small repair needs noted included a concrete curb on Hill Circle, west of the Rec Center. It was agreed that since this was not a safety issue, the repair could be combined with other concrete work in 2026.

Ac. Consultant Costs

- John H. updated the IC on year-to-date road costs, as recorded in SharePoint.

Ad. Guardrail at Inwood

- Contracted with Ancona for the work. Using a galvanized option would be an additional ~ \$1,200 and would not be completed this year due to material lead time. Will move forward with the non-galvanized option.

B. 2026 Road Planning

- North Gate: We will need additional pedestrian/traffic control as the City won't allow closure of the walking trail that crosses the North Gate. No pricing updates from Groninger until we have City approval on additional measures, to include jersey and pedestrian barriers.
- 2026-27 Budget, and 2026 Road Repair Plan: The IC reviewed total road costs from 2023-25, the remaining budget in Reserves for 2026-27, and a draft of road repair suggestions in 2026. IC members were requested to drive the community and note any needed revisions to the initial draft. The results will be reviewed at the October IC. Bud recommended a review of roads within The Park for potential patching and a T2 slurry.

C. Street Lights

- Based on feedback from the SCC, newly installed lights would fall under IC purview, while any existing lights are the responsibility of the SCC.
- RowCal will begin logging/tracking any street light outages in Red Rocks and the Preserve so we better understand the frequency of issues before the warranty period(s) terminate in 2026.

D. Fire Mitigation

- EB rejected the recently proposed 3 yr plan from the WMTF. A revised plan has since been submitted.
- Front Range Arborists has provided a budgetary proposal to the WMTF for the scope and quantities identified by CSFD in the KCE perimeter “skirt.”

E. South Gate Conversion

- Status of Construction Schedule: Temp Fence to set up on 9/15, and Groninger to begin on the 9/18 tentatively. Midwest Barricades also expected to have traffic signage installed by 9/15. JR Engineering will coordinate a pre-construction meeting for 9/17.
- Toll Brothers: KCPOA will release Toll from warranty of the project footprint. They will continue payment the electrical for the duration of the project. Mark to draft a letter to Toll. The RIRO sections outside the conversion “footprint” will retain warranty coverage under the T&C’s of the DA.

F. CSU Projects

- Pressure Zone Phase 2: CSU will have drawings by 12/31 with a meeting scheduled for 1/8/2026. Will require about 20 potholes for locates in 2025.
- Gas Regulator: Hard to tell if landscape has been restored to original condition, will check with Timberline and have them inspect/compare to what they have on file. Paint on the fence could also require corrective action.

G. IC Charter

- Nothing at this meeting.

4. New Business & Announcements

- October meeting will remain on the 10/9 with Bud chairing it, as John H. will be absent.
- Red Rocks warranty period to end 4/24/26 and The Preserve to end 12/5/26. Mark recommends a walk-through inspection 90 days prior to allow time for any defects to be cured.
 - Detention ponds in both developments will need their screens cleaned at least quarterly going forward. The possibility of an alternate screen size should be investigated.
- Lisa to review the sub-associations’ RMA’s and the renewal dates.
- RowCal will check with Timberline regarding snow removal plan for the South Gate.
- Northpointe detention pond does not drain quickly. Will wait for the water level to decrease further for a proper inspection. The orifice for the in-ground filter system will require a closer look.

5. Adjournment

Meeting adjourned at: 4:40 PM

Next Meeting Date: October 9th, 2025, at 3:00 PM