

Infrastructure Committee Meeting

Kissing Camels Property Owners Association

1365 Garden of the Gods Rd, Suite 108

3:00 pm – October 9, 2025

Join Zoom Meeting

<https://us02web.zoom.us/j/84605742938?pwd=VEFCMGhhZEdTLlVwRTY3U25tMzI5Zz09>

Meeting ID: 846 0574 2938 Passcode: 002018

The KCPOA Infrastructure Committee (IC), reporting to the EB, has as its responsibilities the implementing of the KCPOA land development process for un-platted vacant land parcels, the monitoring and maintenance of common area roadways and selected non-road physical assets, the monitoring and maintenance of corporate KCPOA drainage facilities, and providing capital and operating budget input to the EB.

Agenda

1. Establish Quorum –

Attendance:	John Hurwitz	Committee Chair
	Ron Johnson	Committee Member / SCC Liaison
	John Frank	Committee Member / Roadways
	Bud Ingels	Committee Member / Construction
	Tim McMahon	Committee Member
	Brad Harvey	Committee Member / EB Liaison
	Mark Stritzel	non-voting KCPOA Const. Management Consultant
	Alan Gregory	Committee Member / ‘CPS’ Road Maintenance (Cracks, Potholes, and Street Cuts)

2. Approval of the minutes of September 11 meeting

3. Old Business -- Progress Reviews:

A. Roads –

a) 2025 Road Repairs -

- Schmidt Punch List (include clean two drain pans on Camel Grove) – status - (Mark)
- A-1 - punch list status (include clean drain pan on Coyote Pt. and “tire marks”) – (Mark)
- Main Gate – clean-up of west end of exit and entrance lanes by the City (A-1) – (Lisa / Mark)
 - Did the City respond to our notice?
- East Gate – (Lisa / Dakota)
 - Did Taylor invoice KCPOA for the cut wire repair at the East Gate?
 - Has the damaged sensor been repaired and billed to Schmidt?

b) Crack Seal and Pothole Repairs – (Alan)

- Fall 2025 - Plan
 - List for Seal Coat Solutions
 - To include “hole” at 1646 Rockview Trail, crack seal work on streets other than Camelrock View. Any other potholes?
 - Do we have a number from Wisham
 - Schedule?
- Camelrock View – numbers from Schmidt (any others?) for a mini-mill, plus HMA. . . .plus, are there any other ideas that should be considered for an effective repair - (Alan and Mark)

c) Consultant Costs - (Ron)

d) Inwood Guardrail – week of 10/13 - (Lisa / Dakota)

- B. 2026 Road Planning – (Mark)
 - a) North Gate - (Mark)
 - Status of Pedestrian Traffic Control Plan – (Mark)
 - Potential median modification from CALM
 - b) 2026 Road Repairs – (All)
 - Feedback from anyone that has driven the streets, and has road issues to add to the working list. Are there other priorities?
 - Review 2026 Summary distributed to the IC
 - IC opinion of emulsion seal in the Park
- C. Street Lights – status - (Dakota)
 - Is a working “log” of outages in Red Rocks and the Preserve manageable?
- D. Update on Fire Mitigation -
 - RFP sent in early October, in advance of a pre-bid meeting in mid-October.
- E. South Gate Conversion – (Bud)
 - a) Status update / schedule
 - b) Next step with Toll warranty release for the conversion “footprint” – (all)
 - Is a follow-up letter necessary?
 - c) Ron - any “2nd look” follow-up from SCC on signage
- F. CSU Projects -
 - a) Pressure Zone Expansion Pothole plan - (Alan)
 - Next meeting with CSU in early December for updates on dimensions and schedule for Phase 2 work
 - b) Gas Regulator – Timberline opinion of CSU’s lanscape restoration - (Lisa)
- G. IC Charter (Ron)
 - a) Feedback from SCC
- H. Ponds – (Lisa)
 - NorthPointe Detention Pond – next step with engineer’s assesment of filtration orifice
- I. RowCal – Manager Updates - (Lisa)

4. New Business & Announcements

- a) Complaint about drainage on Hillbrook – (Lisa)
 - Wait on picture from homeowner. Determine if “filled-in” swale is the issue.
- b) ‘EB’ Update – (Brad)

5. Adjourn to next meeting date: November 13; 3pm