

## Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: October 9, 2025

Time: 3:00 PM

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

### 1. Establish Quorum

John Hurwitz (Chair, *absent*), 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 September 11, 2025 meeting were approved with the edit that the Toll warranty for The Preserve expires on December 5<sup>th</sup>, 2026 (Brad/Tim).

### 3. Old Business – Progress Reviews

#### Aa. 2025 Road Repairs

- Schmidt has 2 minor punch list items for repair on Camel Grove. Will be taking care of them this week.
- A1 has completed their punch list (cleaning aggregate shedding on Twinflower Pt, etc.). Will do more power washing at the Main Gate on 10/10 then their invoice can be released for payment.
- East Gate – No invoice has been received for the “cut wire” repairs as of yet.

#### Ab. Crack Seal and Pothole Repairs

- Alan spoke with Wisham to get a quote for repairs on the cul-de-sacs, but no numbers yet.
  - Will only complete repairs on Star Rise Pt, and Lumina Vw. for now since Greenside Pt. will be dug up for the CSU project.
- In addition to the 1646 Rockview “hole”, Tim noted pothole/manhole cracking at the cul-de-sac of Coyote Pt. & Coyote Pt. Advises it be repaired prior to the 2026 FDR
- Camelrock View – Have gotten quotes from Schmidt and Seal Coat Solutions. The quote from SCS is about half that of Schmidt. Putting this on hold until we look at the budget remaining for 2025 repairs.

#### Ac. Consultant Costs

- No updates at this meeting.

#### Ad. Guardrail at Inwood

- Ancona will be on site Monday through Wednesday to complete the repairs.

## B. 2026 Road Planning

- North Gate: Pricing for repairs to include 8" concrete with rebar has been sent to IC members. North Gate project will be completed first, then Main Gate spalling issues will be addressed.
- Median Modification – The current design has already been budgeted for and approved. IC advises that no changes be made.
- The Park – T2 slurry is preferred over an emulsion treatment for increased longevity.
- If it can be budgeted for, 2025 T2 of Star Rise Pt. and Lumina Vw. approved by IC pending EB approval (Brad/Tim)
- 2026 FDR of Coyote Point approved by IC (Bud/Tim)

## C. Street Lights

- Working with the security team (Allied Universal) to develop "light drives" schedule and reporting procedures.

## D. Fire Mitigation

- No responses have been received yet.

## E. South Gate Conversion

- Taylor Fence will be installing posts this week. Will install the columns, allow time to cure, then add the decorative stone.
- Mile High Security will be walking the site with JR Engineering tomorrow (10/10)

## F. CSU Projects

- Was onsite yesterday and today @ Hill Circle and Reserve Point for potholing.
- The pressure reducing valve vault originally planned for Almagre Hts has been moved further up Skywatch Hts where there will be less residents impacted.
- Landscape Restoration – CSU will hold off on planting any grass until spring of next year.

## G. IC Charter

- Nothing at this meeting.

## H. Ponds

- Lisa will call Bailey Land Solutions to have them pump the pond, then inspect and repair the drainage orifices.

## 4. New Business & Announcements

- Hillbrook Drainage – The problem is on the homeowner's property so they will be the one to have to fix any issues with grading.

- Problem area on Kissing Camels Drive noted by Tim is recommended for FDR to maintain consistency with other areas of KCD that have been repaired.
- Mill and overlay of Lyda Lane – May look into making this a larger project versus a quick repair. Will push to 2027 and consult with JR Engineering for best solution to drainage issues.

## **5. Adjournment**

Meeting adjourned at: 3:58 PM

Next Meeting Date: November 13th, 2025, at 3:00 PM