

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: January 8, 2026

Time: 3:00 PM

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

1. Establish Quorum

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

2. Approval of Minutes

- Minutes from the December 11th, 2025 meeting were approved unanimously with no changes (Brad/Bud).

3. Old Business – Progress Reviews

A. 2025 Road Repairs

a) Loose Ends

- Schmidt will pay the delta from the incorrect Taylor invoice submittals, approximately \$800.
- John H. shared final total costs for 2025 road work and indicated that the “as built” map for 2025 would be updated in SharePoint by month end.

B. 2026 Road Planning

a) Main Gate Warranty Repair

- Meeting with Groninger to discuss unacceptable spalled concrete from their 2025 work is scheduled for 1/21.
- Bud to meet with XBOC for other ideas to address Main Gate road repairs.

b) 2026 Road Repairs

- Job walk with Schmidt next Wednesday, 1/14, to review the 2026 road repair “short list.” This will include Coyote Point, sections of Kissing Camels Drive, and Smoochers. Plus, the North Gate will be re-evaluated for other Schmidt ideas in lieu of concrete. An FDR treatment will be one of the options to discuss.
- In the event the North Gate work is retained with Groninger, and it pushed to 2027 because of CSU conflicts, there will be a 5% cost increase to the 2026 pricing.

- Mark will inspect previous work by Seals & Stripes to determine if they are a viable alternative for future T2 slurry work. Mark left a message for S&S last week, but there has been no response.

c) Signage Outside the East Gate

- It was confirmed that the original easement agreement included a provision for traffic sign placement.
- RowCal will schedule Timberline to install the sign posts where Ron designates.
- Grand Market (outside the East Gate) still has not been repaired to “first class” condition as stipulated in the original easement agreement. This issue will be addressed in a pending “settlement agreement” that will be sent to the IC by Lisa for review.

d) “Small Repair” List Progress

- Alan will finalize the “small repair” list in time for the February IC. The list is to include repairs needed for crack seal, potholes, and curbs/gutters.

C. Street Lights

- No reported outages in RR1/RR4 as of the meeting.
- All streetlights within KCE have been numbered for easier outage reporting. There is a total of 196 street lights.

D. Update on Fire Mitigation

- Deer Creek Forestry will be contracted to mitigate the KCPOA Priority 1 area. Additionally, the contractor has been introduced to GOG Club personnel with the objective to include the GOG Club Priority 1 area with the 2026 mitigation work.
- Potential inclusion of KCPOA Priority 2 is TBD. It would retain a discounted price if completed in 2027.
- Townhall with CSFD, homeowners, and GOG Club is scheduled for 2/4.

E. South Gate Conversion

- 12/31 walkthrough was completed with Taylor Fence, Mile High Security, Security, and Bud. Walkthrough with JR is not necessary.
 - All contracted work is completed, and the gate is functioning well.
 - Seals & Stripes to complete T2 Slurry and road markings striping in the spring.
- Bud to set meeting with Taylor Fence to discuss invoices. Their invoice payments are on hold until we meet to discuss the concrete pads that were overlooked from the original plans.
- The meeting with Taylor will also include a review of options to fabricate a piece of hardware that will be attached at the bottom of the entrance gate. The objective is to minimize the current “gap” at the bottom. It can likely be welded on without gate removal.

- John H. reviewed the South Gate “cost to budget.” The original budget was \$270k for the IC and SCC scopes of work. The IC had submitted \$211k to the ‘EB’ as the projected cost for the IC and SCC work. To date, the project totals \$224k. The \$13k increase is due primarily to delays that required longer than anticipated construction signage rental (14 weeks versus the forecasted 6 weeks).

F. CSU Projects

- Next CSU meeting is February 9 @ 3:30pm, to discuss Phase 2 scheduling.
 - Will discuss CSU budgetary status and project start window.

G. IC Charter

- Ron to wordsmith the IC Charter for a vote at next IC meeting.
- SCC will continue to maintain signage within the community.

H. Manager Updates

- None at this meeting.

4. New Business & Announcements

- Mark Stritzel did a cursory walk of RR1/RR4
 - The review indicated that there was significant curb & gutter damage in RR4. A formal walk-through will be scheduled with Toll Bros. in 2026 for both RR1 and RR4.
- Mark will oversee the start-up and final walkthrough of the Toll Bros. punch list repairs for RR1 and RR4, and the IC will oversee the day-to-day elements of Toll's corrective work.
- The Northpointe detention pond outlet structure and levee are potentially incongruent with the original drawings.
 - Original developer (OLD) and engineer (Whitehead) may have the liability to correct certain deficiencies.
 - John H. will schedule an on-site meeting with Terra Nova and Bud for a neutral observation, prior to any next steps with OLD.

5. Adjournment

Meeting adjourned at: 4:12 PM

Next Meeting Date: February 12th, 2026, at 3:00 PM