

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: February 12, 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, Alan Gregory (*absent*), Mark Stritzel (*absent* - Consultant, non-voting)

Note: John H. informed the IC that he has regretfully accepted Alan Gregory's resignation from the committee. John H. and Mark will take over the "small repair" responsibilities that Alan had managed.

2. Approval of Minutes

- Minutes from the January 8th, 2026 meeting were approved unanimously with no changes (Brad/Ron).

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Main Gate Warranty Repair

- Review of recent explanations and communications from Groninger Concrete, which included reiteration that the supplier has denied responsibility and photo examples of grinding.
 - Bud noted that Bob McGrath Construction has seen spalling issues with concrete from the same supplier.
 - Photos of the grinding option exhibited a vastly different aesthetic appearance.
- The IC rejected the "grinding" option and requested that Mark inform Groninger that KCPOA requests a replacement of the concrete.
 - In addition, Mark will reiterate to Groninger know that KCPOA will seek reimbursement for having Mark oversee the replacement project.

b) 2026 Road Repairs

- Email vote on Schmidt's work will be forthcoming, potentially prior to the February EB meeting.
- North Gate, Coyote Pt., and KCD – John H. shared with the IC the various road treatments discussed with Schmidt, and preliminary pricing under consideration for re-paving these streets. More pricing and scope information to follow.

- Capeseal and T2 Slurry – A-1 Chipseal Scope and Proposal
 - Capeseal option is about 50% less than the cost of an M&O repair. It would entail a 3/8” chipseal followed by a T2 slurry with an estimated 7-10 years of service life. The road section previously surveyed in the Park is a good area to install this topping because a T2 Slurry is considered insufficient because of the amount of surface cracking.
 - The streets designated to receive a T2 Slurry were shown on a map.
- **A1 proposal for Capeseal and T2 Slurry was voted as approved for roll up to EB (Tim/Bud).**
- The GOGPOA pledged that the Signature Golf Pt. curb will be repaired prior to June 1, prior to the T2 slurry work in 2026. KCPOA may need to install an asphalt patch after curb is cut out for repair.

c) Signage Outside the East Gate

- David Firmin is still looking into the easement settlement.
- Signs will be ordered, then installed at locations prescribed by Ron/SCC once there is an agreement between all parties.

d) “Small Repair” List Progress

- Curb Repairs – John H. and Mark will plan to meet on site to survey curb/gutter repairs needed in 2026.
- John H. will contact Dave Wisham to price crack seal work prior to the 2026 T2 Slurry work.
- Small “sunken” area and cracks on Hill Circle at CSU restoration area were noted by Bud.

B. Street Lights

- Will pass along Darrell’s contact information to ProLight for meeting coordination to discuss The Park’s street light issues.

C. Update on Fire Mitigation

- Contract with Deer Creek Forestry is imminent. GOG Club has been introduced to the contractor so that they can include their Priority One area with the KCPOA work.

D. South Gate Conversion

- JRE has generated a substantial completion letter, but Bud will inform JRE to hold off on the letter so that some loose ends can be managed.
 - Taylor Fence will be temporarily removed from the letter due to current payment disagreement. Taylor invoices are being held until Bud sets a meeting with them to discuss billings (concrete pads, etc.).
- Bottom “gap” at Entrance Gate –
 - **Entrance Gate modification bid by Taylor to narrow the gap under the entrance lane gate was approved (Bud/Tim).** This add from Taylor may be a point of negotiation on the billings disagreement noted above.

- Bud to set up a meeting with Ancona to get a bid from them as well.
- JRE final payments will be sent after the completion letter is edited, the billing issues with Taylor are settled, and the letter has been sent out.

E. CSU Projects

- Meeting was held on February 5.
 - Phase 2 (in-ground Pressure Vault modifications) has a target start date of June 1 for five street penetrations and one landscape penetration.
 - Estimated to be a 2-3 month job, starting at Skywatch Heights. The most “inconvenient” piece of CSU’s work for KCE, the North Gate entrance lane, is currently scheduled for early July.
- Phase 1 - approximately 40 homeowners have not responded to CSU permissions for entry to test the PRV’s.
- Next meeting with CSU about Phase 2 will be held mid-May.

F. New Development Acceptances in 2026

- Chris Hendren from CALM and Jan Weiland to do a landscape walkthrough of RR1 & RR4 prior to a formal walkthrough for Toll Bros. and the IC.
- Advised that Timberline should meet with Landscape Endeavors to go over irrigation.
- Significant curb & gutter repairs in Red Rocks will be included on the punch list.

G. IC Charter

- After revisions by Ron, the charter now more accurately represents the responsibilities of the IC.
- **New charter approved for roll up to EB and to be signed by Scott Hente (Bud/Tim)**

H. Northpointe Detention Pond

- John H. shared the issues at the Northpointe Detention Pond, the write-up from Terra Nova, and the concerns of latent construction defects. The next step is a letter to OLD that will request a meeting to discuss the concerns.
- Brad discussed possible responses from OLD about their responsibilities.
- Will have Terra Nova price detention pond repair items.
- Tim will create an initial draft letter for the meeting request.

4. New Business & Announcements

- Nothing to note at this meeting.

5. Adjournment

Meeting adjourned at: 4:34 PM

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