

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: March 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 (*absent*), John Frank, Bud Ingels, Tim McMahon, Mark Stritzel (Consultant, non-voting)

Guest/IC Candidate: Martin Stuart

2. Approval of Minutes

- Minutes from the February 12, 2026 meeting were approved unanimously with no changes (Tim/Bud).

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Main Gate Warranty Repair

- Groninger has agreed to a full replacement of the roadway under the T&C's of the warranty. The schedule is still tbd, but an April-May timeframe has been discussed.
 - The job is estimated to be a 4-week duration and will have traffic signage similar to the original project in 2025.
 - KCPOA will switch to using sand during the winter for at least the first year to avoid potential complications caused by magnesium chloride and salts.
 - Bud recommends cylinder testing of the new concrete pour at our cost to ensure compliance with specifications.

b) 2026 Road Repairs

- Schmidt proposal for Mill & Overlays at North Gate entrance (3" mill & 3" overlay w/ glass grid) and on Kissing Camels Drive (1" mill & 2" overlay) was voted on and approved for EB roll-up (Tim/Bud)
 - Based on the current budget allowance for 2026-27 and total bid amounts submitted to date, the IC decided to increase the volume of road repairs this year. Consequently, Mark was requested to ask Schmidt for additional discount unit pricing if we were to extend the project on KCD from Lyda Lane to the westernmost Golf Club entrance.
 - Committee will conduct an email vote once the additional amount is confirmed.
- Curb Repair Proposals – No vote currently.

- Mark/John/Bud to conduct a site walk with ARACO Group to get finalized pricing. Will also review their previous work and determine what means of traffic control are included in the price.
- Will schedule Hill Circle and North Gate curb repairs concurrently.
- Mark estimates 3-4 days demo, 3 days to pour, plus curing time (~2 weeks total duration of Hill Circle closure).
- Camelrock View Repairs – Contract has been sent to Seal Coat Solutions. Will likely be an April/May time frame for work.
- T2 Slurry – A-1 work is likely to be a July-Aug. time frame.
- Lisa will proceed with “tree trim” notifications and determine future of temporary bollards at the East Gate.
- Mark will compile 2026 consultant’s oversight costs.

c) Easement Outside the East Gate

- No update from David Firmin yet.
- Will likely go ahead and install signs due to lack of response from Liberty Dialysis.

d) “Small Repair” List Progress

- Trax to perform crack seal and depression repair on southeast area of Hill Circle as warranty work on the CSU restoration from 2024.
- Chilson and Coyote Pt. are planned to have crack seal repairs in the fall.
- The IC reviewed the proposal from Seal Coat Solutions for crack seal work on roads to receive a T2 Slurry in 2026. **Vote to have Seal Coat Solutions perform the crack seal work, not to exceed \$12.5k passed (Tim/Bud)**
- Area of Chilson repaired by CSU may require some re-work. John H. will continue to monitor with CSU.

B. Street Lights

- Security drive-around confirmed that all streetlights within KCE are operational.

C. Update on Fire Mitigation

- Pre-con meeting with Deer Creek Forestry on April 2 with anticipated mid-April start date.

D. South Gate Conversion

- Came to an agreement with Taylor Fence to split the cost of the concrete pads.
- The “flange” repair on the entrance gate will require asphalt modifications inside the gate.
- Bud shared pricing provided by Ancona and the IC agreed to award Ancona vs. the previously approved proposal from Taylor Fence.
- JRE close-out letter is approved for distribution.

E. CSU Projects

- Next meeting re: Phase 2 will be on May 18 at 3:30pm.

- Phase 2 work is currently expected to begin approximately June 5. The first location will be Skywatch Heights. Total job duration estimated at 6-8 weeks.

F. New Development Acceptances in 2026

- RR1 warranty expires on April 24. However, inspections and pending punch list repairs will delay a “turnover” to KCPOA.
- Mark will set up an inspection with Toll Bros. sometime in April.
- Preserve warranty expires on December 5.
- Based on an uncertainty of what punch list repairs will be completed during 2026, KCPOA may need to hold bond amounts consistent with the value of remaining work.

G. Northpointe Detention Pond

- John H. is continuing discussions with OLD, to schedule a meeting with IC.

4. New Business & Announcements

- Road Maintenance Agreement with The Retreat – It was previously decided (approx. 3 years ago) to not proceed with an RMA for the Retreat. The IC will request that the ‘EB’ evaluate the issue and authorize the IC to proceed with an RMA for the Retreat to be consistent with all other sub associations.
- **Vote for Martin Stuart to become an IC member passed (Bud/John F.).** Will be presented to EB for final Approval.
- Discussed road marking for Grand Market Pt, agreeing on stop bars for the gate and a yellow center line. No bike lane will be added due to safety concerns with the road being narrow.

5. Adjournment

Meeting adjourned at: 4:46 PM

Next Meeting Date: April 9th, 2026, at 3:00 PM