

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: April 9, 2026

Time: 3:00 PM

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

1. Establish Quorum

John Hurwitz (Chair), Ron Johnson (*absent*), John Frank, Bud Ingels, Tim McMahon, Martin Stuart, Mark Stritzel (Consultant, non-voting)

Member Note: Brad Harvey has resigned from the Executive Board and therefore will no longer be serving on the Infrastructure Committee as EB liaison. We appreciate his years of service to the Kissing Camels community.

2. Approval of Minutes

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

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Main Gate Warranty Repair

- Groninger plans for a start date around May 25-26 for a minimum 3-week project duration, likely to be 4 weeks.
- Entry will be closed with the exit lane used as the entrance similar to last year. Doug Groninger will be checking with the City regarding required traffic control.
- Lisa will coordinate an announcement with Mark Stritzel as the date gets closer.

b) 2026 Road Repairs

- Email vote was ratified for Schmidt's North Gate glass grid job & KCD mill and overlay pricing and scope (Tim/Bud)
 - Estimate late July for Schmidt work to begin.
- Curb & Gutter: Colorado Flatwork offered better pricing as compared to other bidders, and an additional discount if KCPOA agrees to close the northeast section of Hill Circle (between Coyote Pt. and KCD) for the project duration.
 - Vote to approve CO Flatwork passed (Tim/John F.)
 - North Gate "west island" and HC curb work will be scheduled in early May.
 - Locates in the vicinity of the "west" island at the North Gate will be completed by All Phase.

- Camelrock View - Seal Coat Solutions will be scheduled in May with a pre-construction meeting one week prior. Martin will supervise some of this work to help reduce costs.
- T2 Slurry - A1 contract has been executed but work is not yet scheduled. Ideally, it would be in August before the weather gets too cold. Scheduling is dependent on Toll's T2 work and the CSU pressure zone expansion project.
 - CSU has stated previously that restoration will be performed as they complete each of the six Phase 2 areas rather than waiting to do so after the vaults and water line replacements are completed.
- Tree Trim notices have been issued to facilitate ingress of equipment for road repairs.

c) Easement Outside the East Gate

- No firm answer yet on easement.
- Bollards will be discussed at 4/16 SCC meeting.

d) "Small Repair" List Progress

- 2024 CSU Restoration Deficiencies - Asphalt depression and crack seal has been completed by CSU. Additionally, CSU sealed the cracks adjacent to the recent water line repair on Chilson.
- Potholes - Martin identified 5 potholes to be considered for repair over the next 1-2 months.
 - Most are small and will not require extensive repair, aside from some larger holes on KCD near the Golf Club.
 - Will check with David Wisham to see if he is available for the jobs.
- Fall Crack Seal: Areas on Chilson Ln, Coyote Pt., and Camel Ridge Lane will be addressed for maintenance work in the fall. Greenside Pt. will be crack-sealed and T2'd next year.

B. Update on Fire Mitigation

- Notice has been sent to nearby homeowners with work to begin this month.
- CSFD Chipping Day is scheduled for the week of May 25.

C. South Gate Conversion

- Modification to eliminate uneven asphalt has been completed and repaved.
- T2 and striping will take place in May.
- Ancona has the "triangle" wedge modification ready to install on the entrance gate. Bud will schedule.
- Close out letters from JRE have been sent to all contractors.

D. CSU Projects

- Next meeting to discuss Phase 2 will be held May 18 at 3:30pm.

E. New Development Acceptances in 2026

- Mark will schedule a walk-through May 4 or 5 with Toll Bros. and members of the IC and Chris Hendren of the CALM Committee.
- John F. has recommended scoping the sewer lines for any obstructions/rocks.
 - Mark will ask Toll during the walkthrough if sewer line conditions have been assessed. May also check with realtors in case any homeowners had this evaluated during the buying process.
 - Collaboration with CSU would be necessary since they own the main line.

F. Northpointe Detention Pond

- No commitment yet from OLD for a meeting to discuss latent issues.
- Pond inspection is due by May 31 to the City.

4. New Business & Announcements

- Consultant Costs - Mark Stritzel discussed his budget projections for oversight on 2026 projects. The IC commented that his estimates on four of the projects listed seemed to be high relative to expectations. Specifically, the inspections and acceptance processes with Red Rocks, Preserve, and RIRO, plus the oversight of crack repairs on Camelrock View were discussed. Mark shared that his estimates were conservative, and that costs will be lower if the Red Rocks, Preserve, and RIRO turnover can be “streamlined.”
- Retreat RMA – no feedback yet from ‘EB.’
- Knowledge Base - Martin Stuart provided an overview of a tracking system that could be implemented to help IC improve its ability to map and maintain a historical record of projects. He will provide updates to the committee as the viability is further investigated.

5. Adjournment

Meeting adjourned at: 4:53 PM

Next Meeting Date: May 14th, 2026, at 3:00 PM