

Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: June 11, 2026

Time: 3:00 PM

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

1. Establish Quorum

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

2. Approval of Minutes

- Minutes from the April 9th, 2026 meeting were approved unanimously with no changes (Bud/Tim). There are no Minutes from the May IC Meeting.

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Main Gate Warranty Repair

- Main Gate has been completed and reopened today, June 11.
- Entech testing results are good. The project modifications as compared to the 2025 job (that failed) were a 4,500-psi mix design (vs. 4,000 psi) and use of only a bull float and “broom” (vs. both a bull float and fresno tool, then a “broom”).
 - Will continue to observe for any issues over the next few months.
- Winter Road Treatments - RowCal will communicate to Security to use sand only for any ice buildup in the winter. No salt, mag chloride, etc.

b) Crack Seal and Repairs on “T2 Slurry Locations”

- Crack sealing has been completed on the streets designated to receive a T2 Slurry in 2026.
- Additional potholes have been identified on Smoochers. Plus, Bud noted a significant hole near 3180 Sheiks Place that will need repaired. John H. will send an email to Mark S. that will request a “prep” solution from A-1 prior to the capeseal job.

c) Re-pave North Gate and KCD

- Estimated to begin July 20 though it’s contingent on CSU completing their work at the North Gate.
- Ron recommends milling out the current sensor wiring at the North Gate and installing proximity sensors.
 - To be discussed at the next Security Committee meeting.
- It was also noted that the speed of the gate mechanism on the exit side of North Gate needs to be increased. RowCal will reach out to Taylor Fence.

d) Summary of Completed Work

- Curb and gutter work at the northeast section of Hill Circle, North Gate (island), and Signature Golf Pt. have been completed by Colorado Flatwork. They sub-contracted Seal Coat Solutions to complete the required asphalt patching.
 - Tim brought up the need to reconsider the disruption caused by a full road closure versus any savings for future projects.
- The full-depth crack repairs on Camelrock View are completed. The street will be on the list for general crack-seal maintenance in the fall of 2026.

B. Other Road Issues

a) Easement outside the East Gate

- David Firmin is refiling the case for Grand Market repairs as the “owner’s” deadline to cure was May 31.
- Still no response regarding sign easement from Liberty Dialysis owner.
 - Bud suggests to move forward with the sign placement, and to have Timberline install a sign post. Bud will mark off the area for the post and Ron will handle the sign installation.

b) Other “Small Repair” Items

- Martin will continue to compile a list for crack seal work, plus small repairs if needed, to be addressed before winter (Glen Vista, Coyote Pt, Chilson, Camels Ridge, Camelrock View, and locations on Hill Circle).

c) Street Cuts

- Discussed the upcoming street cuts with Community Manager (Lisa) confirming that all but one applicant has submitted payment. All other documentation has been received.
- Most are scheduled for completion in late June and early July.

d) Tree Trimming

- In advance of the ingress of large road repair equipment:
 - The Park tree trimming is completed. The North Gate to be completed by next week.
 - The GOG Club is aware of their necessary trimming, and it will be completed.
- Tim & Ron noted areas of concern with traffic sign obstructions by tree branches – the stop signs by the Rec Center, a speed sign between Edgecliff and Cumulus, and the stop sign on the southeast corner of HC and KCD (west intersection).

e) Stripes/Marking in 2026

- John H. met with Hawkeye to get pricing for:

- Stop bars at North Gate and East Gate, KCD full striping, full striping on Hill Circle where CSU restoration project occurred, and a double yellow line on Grand Market.

C. Update on Fire Mitigation

- The 5.8-acre parcel has been completed, and work has started on the 2.3-acre parcel.
- John H. will contact Easton from Deer Creek Forestry for an update.
 - Will also contact Corey regarding documents for homeowners to submit to their insurance.

D. South Gate Conversion

- Bud spoke with Tim (Seals and Stripes) about their schedule to complete their contract with crack seal, T2, and road markings. No firm date has been established.
- No response yet from Timberline regarding reflector(s) to be installed on the southbound lane of Hill Circle across from the South Gate entrance.

E. CSU Projects

- CSU will be starting with the third location noted in Pressure Zone project outline (North Gate). Estimated 3-week duration at this location.
- A draft of a FACT/FAQ sheet was circulated by CSU to KCPOA and RowCal with a request for feedback on any necessary revisions.
 - Bud noted that “running the cold water tap first” needs to be listed first and bolded.

F. New Development Acceptances in 2026

- Inspections have been completed with Toll currently bidding the work out to contractors. They will update Mark as work progresses.
- Bud recommends having them entirely redo the entry “Preserve” sign including stripping and remounting all stone façade pieces.
 - May also need to redo the stone cap to avoid water seeping behind the stone pieces.
- Toll has been requested to provide a scope of work for their plan to repair the entrance signs at RR1 and R4.

G. Northpointe Detention Pond

- OLD has committed to the repairs identified as their responsibility but has not confirmed a schedule.

H. Retreat RMA

- Road Maintenance Agreement has been executed.

4. New Business & Announcements

- Annual meeting is scheduled for August 27.
- Exhibit C portion of our contracts will be modified to reflect the most updated Contractor & Construction Regulations from the KCPOA Design Guidelines.

5. Adjournment

Meeting adjourned at: 4:23 PM

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