Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: July 9, 2026
Time: 3:00 PM
Location: 1365 Garden of the Gods Rd, Suite 108 & via Zoom

1. Establish Quorum

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

Management Team: Lisa Baker - Community Manager, Dakota Santellana – Asst. Community Manager

2. Approval of Minutes

- Minutes from the June 11th, 2026 meeting were approved unanimously with no changes (Bud/Tim).

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Re-pave North Gate and KCD

- Schmidt scheduled to start milling on August 3rd with paving to start on the 6th. A pre-con meeting is set for July 27.
- Community Manager (Lisa) and Mark Stritzel will meet with Taylor Fence to discuss sensors and increase the speed of the North Gate mechanism. New proximity sensors will be more effective than the loop sensors currently installed at the North Gate and would be consistent with sensor system at the other three gates in KCE.
- The installation of a conduit (under the road) may be recommended and would be done concurrently with the re-paving job.

b) T2 Slurry and Capeseal

- Scheduled for an August 17 start, with an approximate 3-day project duration.
- It's possible that the one-day "chipseal" phase on Shieks Place/Smoochers in the Park would be applied sooner.
- Notification to the community will be sent out by RowCal one week prior to project start. Pertinent details that have been provided by A-1 should be included in the announcement.

c) Curb Patch on HC by CO Flatwork

- Scheduled for July 14. The damage was caused by Deer Creek Forestry during fire mitigation work. The $400 repair cost will be deducted from their payment.

B. Other Road Issues

a) Signs outside the East Gate

- The IC discussed that three signs placed outside the East Gate (by others) were too small and did not include the correct verbiage (bilingual).
  - Ron will order a mock-up of better designed signage.
  - The status of the two future unused posts is TBD.

b) Other "Small Repair" Items

- Martin will provide the list of small repairs at the August IC Meeting for work to be scheduled this fall.
- Other curb damage on Hill Circle near Coyote Point will be added to next year's repair list.

c) Street Cuts

RowCal is holding a check for street cut on Brushland Ct. from Mastec. It will be deposited only if a street is deemed necessary during their project.

d) Tree Trimming

- Tree Trim by GOGC on medians along Kissing Camels Drive to be completed by August 3.
- Community Manager (Lisa) to follow up with Front Range Arborists regarding incomplete trimming at the North Gate. Plus, branches that currently obstruct traffic signage at specific locations need to be trimmed on a regular basis.
  - Stop signs at both intersections of Hill Circle and Kissing Camels Drive.
  - Speed sign on Hill Circle near North Gate.
- RowCal will develop a maintenance agreement with Front Range Arborists.
- Two small trees in The Park still need trimmed. Bud will check.

e) Stripes/Marking in 2026

- Reviewed the proposal from Hawkeye.
  - Note: All new road markings on the M&O section on Kissing Camels Drive would be covered by T2 slurry next year. The IC will explore options to reduce the temporary road markings on KCD.

C. Update on Fire Mitigation

- Priority 1 areas have been completed at a cost of $18K to KCPOA.
- Priority 2 areas in 2027 expected to cost $62k, less potential grants from CSFD.

D. South Gate Conversion

- The contractor "Seals and Stripes" has $2,400 as an outstanding balance on their contract, pending the completion of a road topping from Hill Circle to the "porkchop" at the South Gate, plus road markings.
- John H. will contact Seals & Stripes to request their plan to complete the job.
- Ron will order a "directional" arrow to be installed on the west side of Hill Circle across from the South Gate.

E. CSU Projects

- North Gate / Mesa Rd. work will wrap up this week, and the temporary water supply hose will be removed. Restoration of this section will begin next week
- The next phase will be at the Skywatch Heights cul-de-sac.

F. Red Rocks and Preserve New Development Acceptances

- Curb and gutter repairs have not started. Toll states that they are soliciting subcontractor bids for the work.
- Most of the landscape punch list items have been completed. Mark will follow-up with Chris Hendren to confirm.

G. Northpointe Detention Pond

- Repairs have been completed.
- The effectiveness of the repairs will be evaluated after the detention pond fills from storms.

4. New Business & Announcements

- "Exhibit C" of the standard KCPOA contract has been updated to reflect the current KCPOA Contractor Regulations.

5. Adjournment

Meeting adjourned at: 4:06 PM

Next Meeting Date: August 13th, 2026, at 3:00 PM