Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: August 13, 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, *absent*)

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

Guests: Ray Nunn – Ray introduced himself as a long time Colorado Springs resident and formal civil engineer who has served on several boards.

2. Approval of Minutes

- Minutes from the July 9th, 2026 meeting were approved unanimously with no changes (Bud/Tim).

3. Old Business – Progress Reviews

A. 2026 Road Planning

a) Status of Schmidt and A-1 jobs

- A-1 T2: set to begin on Monday, 8/17. Type 2 Slurry at the South Gate will not be included because Toll Bros. may pick up that scope.
- Another sweep of loose aggregate on Sheiks Place will be done prior to the T2 work.
- Schmidt M&O: start date of 8/24 for North Gate and Kissing Camels Drive from Signature Golf Point to Golf Club entrance.
    - New sensors at North Gate have been approved by the 'EB' and will be installed.

b) Curb patch on HC by CO Flatwork

- Completed, $400 invoice is approved to pay.

c) Credit from DCF for item 'b'

- This has been processed and their payment was adjusted by the $400 due to KCPOA.

B. Other Road Issues

a) Signs outside the East Gate

- The signs previously installed by others will be left in place.

b) Other "Small Repair" Items

- Six streets have been identified for fall crack-seal work. Martin to get a bid from Seal Coat Solutions.
- Sunnybrook "island" to be examined for potential 2027/2028 curb repairs.

c) Street Cuts

- Holding check for street cut on Brushland Ct from Mastec. Will deposit only if the street is cut during their project.
- 5130 Lyda Lane – Still awaiting second cut (if necessary).
  3270 KCD – Street cuts are complete.

d) Tree Trimming

- North Gate trimming should be completed. Mark to verify on August 17.
- Trimming at previously identified obstructed signs is complete.

e) Stripes/Marking in 2026

- Proposal from Seal Coat Solutions (subbing the work to Commercial Striping – Aaron Smith) not to exceed $5K, approved (Bud/Tim). Estimated to be approx. $4K.
- IC will move forward with full pedestrian striping along KCD for safety purposes, even though the work will have to be repeated in 2027.
- If necessary, cones will be placed at East Gate until stop bars are painted.

C. Update on Fire Mitigation

- Work on the northeast perimeter has been completed.
- Met with CSFD regarding Priority 2 and "lessons learned."
- Ann Pinney to give WMTF update regarding The Park's mitigation efforts at the annual meeting.
- A future dialogue should be set with FRA (since they are under contract with KCPOA) for long-term maintenance work on the common areas that DCF has mitigated.

D. South Gate Conversion

- Seals & Stripes will be de-scoped from their remaining work (-$2,445) but there may be an additional invoice for grinding to accommodate the lower gate extension.
- The "arrow" sign has also been installed on Hill Circle across the South Gate entrance.

E. CSU Projects

- Three of the six planned fixture installations have been completed. Two of the locations have been "restored." The next location will be Greenside Pt.
- Landscape west of the South Gate was damaged by CSU. Will keep an eye on the extent of necessary restoration.

F. New Development Acceptances in 2026

- Toll has begun curb repairs in the Preserve with about 5% currently completed.

4. New Business & Announcements

- Annual Meeting reminder – 8/27

5. Adjournment

Meeting adjourned at: 3:41 PM

Next Meeting Date: September 10th, 2026, at 3:00 PM