Infrastructure Committee Meeting Minutes

Kissing Camels Property Owners Association

Date: September 10, 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 (*absent*), Martin Stuart, Mark Stritzel (Consultant, non-voting)

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

Guests: Ray Nunn – Potential IC Member (*absent*)

2. Approval of Minutes

- Minutes from the August 13, 2026 meeting were approved unanimously with no changes (Bud/Ron).

3. Old Business – Progress Reviews

A. 2026 Road Projects

a) A1 - T2 Updates

- Loose aggregate "sweep" on all recently installed T2 streets plus Brushland Ct has been completed.
    - Will monitor T2 work for future aggregate shedding and additional sweeping as necessary.
- Capeseal: Will review periodically to determine future use in KCE. Appears to be a good product.
    - Will also examine after snow removal to assess any damage from snow plows.

b) Schmidt – M&O

- Soft spots were found in subgrade during mill work at the North Gate. None experienced on KCD. Although "soft spots" were expected at both locations, the volume at the North Gate was about 70-80 sq yd vs. the estimated 55 sq yd.
    - The areas were excavated to a depth of 12", backfilled, compacted, and a minimum of 4 inches of asphalt with glass grid was installed.
- Punch list repairs will begin next week.

B. Other Road Issues

a) "Small Repair" Items

- Recent full-depth crack repairs on Camelrock View will be monitored for future crack seal needs.
- Reviewed a quote from Dave Wisham to address crack seal maintenance work, not to include pull-offs into homeowner driveways.
- Seal Coat Solutions proposal for crack seal treatments was approved (Bud/John F.)

b) Street Cuts

5130 Lyda Lane did not need an additional cut. No further action is required until the utility connections are re-established at a future date.

c) "Holes" in Hill Circle by Camels Ridge

- Potholes left by an "unknown" contractor will have to be filled by KCPOA.
- Although KCPOA has an established street cut policy, there is a "gap" in the system if we get "surprised" by random street penetrations.

d) Stripes/Markings in 2026

- Grand Market and Kissing Camels Drive to be completed by September 11.

C. Update on Fire Mitigation

- WMTF will request input from the EB regarding approval for 2027 fire mitigation work.
- Priority 2 mitigation is contracted at $63K. CSFD will provide further details regarding grant possibilities in February-March 2027.

D. South Gate Conversion

- Toll Brothers will run point on the T2 Slurry and road markings at the South Gate.
    - The thermal crosswalk outside the South Gate will be "protected" by A1 during the T2 job.

E. CSU Projects

- CSU is currently working at Reserve Point (Phase 5 of the Pressure Zone Expansion).
- Greenside Pt curb and gutters will be completed next week, followed by a mill and overlay and new asphalt in a "footprint" agreed to be KCPOA and CSU during a walk-through on 9/8.
- Landscape restoration at the South Gate may partially begin in the fall, though some work could be postponed to spring due to native seed requirements and limited irrigation.
- Restoration of damage near the CSU gas meter project was not finished, follow-up needed.

F. New Development Acceptances in 2026

- A pothole on the "hill" between the Skywatch cul-de-sac and Grand Market was not filled by CSU from previous search for a water line. This will be addressed with Toll Bros.
- Curb and gutter repairs are ongoing in the Preserve, Red Rocks, and South Gate.
- T2 Slurry seal coating for all Toll's developments planned for completion by month's end.
- Multiple asphalt patch locations in The Preserve are scheduled for next week.
- Preserve and Red Rocks entrance signs are still being worked on.
- Next walkthrough scheduled for September 21.

G. Performance of Northpointe Detention Pond

- Appears to be functioning as intended.
- Will consult with Terra Nova about acceptable vegetation volume in the basin.

4. New Business & Announcements

a) Ray Nunn Admission to IC

- Motion to admit Ray Nunn to the IC was approved (John H./Bud)

b) Weeds in Street Cracks

- Seal Coat Solutions will handle weeds at the cracks that they are crack sealing.
- Timberline will be contracted to remove weeds from street cracks on Hill Circle. John H. will recommend the cost be carried in IC operating.

c) "Short List" of 2027 Road Work

- List of road repair locations and scope for 2027 to be finalized by November IC meeting. Will go out for proposals early 2027.

d) Loose Ends from Annual Meeting

- Concerns were raised about the lack of stop bars at stop signs, that potentially lead to drivers "running" stop signs.
    - IC agreed to have stop bars refinished at several large intersections concurrently with the pending work on Grand Market and Kissing Camels Dr.
    - Ron mentioned the possibility of adding reflectors or flashing lights to stop signs to draw more attention.

5. Adjournment

Meeting adjourned at: 4:38 PM

Next Meeting Date: October 8th, 2026, at 3:00 PM