

**Castle Pines Homes Association
Board of Directors**

Executive and Regular Meetings

Castle Pines Homes Association Building

858 Happy Canyon Road, Suite 160

Castle Rock, CO 80108

Friday February 16, 2007

ATTENDEES: Directors Jerry Raskin, President; Mike McClurg, Vice President; Dan Roth, Treasurer, Leigh Kahn, Secretary and Director Ed Will. Present from the CPHA Staff were: General Manager Mark Larson, Design Review Coordinator Jerry Winkelman, Accountant Carol Tilton, and Administrator Lisa Goodwin.

ABSENT:

OTHERS PRESENT: Ed Ehmann from Metro District. CPV Residents in attendance were Len Jacob, Bill Sanko, Al Dugan, John Gross, Linda Battin, and Jack Hummel. Other attendees included the Attorneys Jim Hunsaker and Mr. Harring from the law firm Grimshaw Harring.

MEETING AGENDA: Attached

I. EXECUTIVE SESSION

The Board of Directors met in an executive session and discussed legal and personnel issues.

II. CALL TO ORDER

The general meeting was called to order at 7:52 a.m.

III. MINUTES

Motion Upon motion duly made and seconded the Board unanimously approved to accept the January 19, 2007 Board of Director meeting minutes with no changes.

IV. FINANCIAL REPORT

Al Dugan of the Long Range Planning and Finance Committee presented the January Financial Report.

Motion Upon motion duly made and seconded the Board unanimously approved to accept the January 2007 Financial Report.

V. HOMEOWNERS REQUEST TO BE HEARD: Items not on the agenda

No requests were made.

VI. DEPARTMENT REPORTS

A. Management Report--Mark Larson

Mark Larson, General Manager of the Castle Pines Homes Association, presented his Management Report. The permit from the State for the trapping of coyotes on the south side of the Village officially ended on February 15th. Mr. Larson met with the Metro District to discuss ways to better communicate with the community in the event of a blizzard, fire or other community or weather related emergency. A special power point, entitled the Emergency Notification System was developed for Channel 22. It will be updated by both the Homes Association and Metro in the event of an emergency. *See attached report.*

B. Design Review Committee Report--Jerry Winkelman

Jerry Winkelman, Design Review Administrator, presented the Design Review Committee (DRC) Report. There has been a lot of new construction activity in the last month and new landscape plans have been coming in. The Homeowner at 1029 Anaconda presented a plan to the DRC for the construction of a driveway on the property. A wildlife corridor and conservation easement exists on the property however the only way to get a driveway onto the property would be to encroach upon this easement. The plat language regarding the easement states that a driveway or trail can be placed there but not a structure. The DRC recommended approval of this project. *See attached report.*

Motion Upon motion duly made and seconded the Board approved to allow the construction of a driveway through the conservation easement at 1029 Anaconda according to the plan approved by the DRC.

C. Emergency Services Report

General Manager Mark Larson presented the Emergency Services (ES) Report. Candidates are presently being interviewed for the Supervisor's position vacated by Maury Wright. The Board discussed the gate entry process and requested that there be an article in the VR and the email blast to educate residents on the gate entry process. *See attached report.*

VII. NEW BUSINESS

A. Dain Rauscher Resolution

The Board of Directors is responsible for determining who the signatories are on the CPHA accounts. The Board reviewed two corporate resolutions drafted by Dain Rauscher for the President of the Board, Jerry Raskin, to be added as a signatory to the two DR accounts.

Motion Upon motion duly made and seconded the Board unanimously approved the two corporate resolutions from Dain Rauscher to add Jerry Raskin as a signatory to the listed accounts.

B. Lot Line Adjustment Request

The Homeowner at 221 Hidden Valley Lane requests the property line adjoining the two properties purchased (221 & 225) be vacated. The homeowner intends to build on the adjoining property.

Motion Upon motion duly made and seconded the Board approved to vacate the lot lines between 221 to 225 subject to approval of Douglas County, and also subject to the restriction that this lot cannot be subdivided in the future.

C. Kimball Property Agreement

The CPHA Attorney has prepared a draft of the Kimball Property Agreement. The Board stated that the agreement must be revised; since Ryan Homes is not yet the owner of the property the agreement must also be binding on Mr. Kimball as the present owner of the property.

D. Plat Realignment Proposal

The Board stated that they approved the plat realignment proposal from Wall Homes.

VIII. OTHER BUSINESS

A. Summit Club Update

The plans for the Summit Club are presently in the first round of the approval process with the County. The Board stated that legal counsel is required to represent the CPHA's interests in further discussions with the Developers.

B. CPHA Building Update

Construction is presently scheduled for completion in mid April, and the project is still on schedule.

C. 2 Borealis Way

A lawsuit has been filed by the CPHA and has been answered by the Attorney representing 2 Borealis Way.

D. Water Conservation

Ed Ehmann from the Metro District was present to discuss this issue with the Board. The Metro District Board approved a 5% increase in water rates starting April 1st--the first

increase in five years. The new transfer pump located on Happy Canyon at Gate 3 will begin to move water through the lines that were installed last summer.

E. Incorporation Committee Update

Bill Sanko, Chair of the Incorporation Committee, presented to the Board. The committee has held two in-depth financial meetings with residents and two more are scheduled for the month of March. The committee intends to keep an open line of communication with Castle Pines North. The committee continues to explore legal options to the issues raised by the competing incorporation petitions and will keep the Board apprised of their efforts. A community meeting is planned for March 12th at the Country Club.

IX. IMPORTANT MEETING DATES

The March Board Meeting will be held in the CPHA office conference room located at 858 Happy Canyon Road, Suite 160, Castle Rock on Friday, March 16, 2007 7:00 a.m. Executive Session, 7:30 a.m. Regular Meeting.

X. ADJOURNMENT

Motion Upon motion duly made and seconded the Board unanimously approved to adjourn the January Board of Directors Meeting at 10:10 am.

Respectfully Submitted by,
Lisa Goodwin
Administrator