

Castle Pines Homes Association
Board of Directors

Executive and Regular Meetings

Castle Pines Homes Association
688 Happy Canyon Road - Castle Rock, CO 80108
Friday, August 22, 2008

ATTENDEES: Directors Jerry Raskin, President; Ed Will, Vice President; Al Dugan, Treasurer; Jim Walker, Secretary; Dan Roth, Director. Present from the CPHA Staff were: General Manager Mark Larson, DRC Administrator Jerry Winkelman, Standards Monitor Jo Lewis, Chief of Emergency Services Drew Grant, Accountant Carol Tilton and Marti Jones.

EXCUSED: None

OTHERS PRESENT: Residents—Monica Flinner-Ross, Kevin Adams, Bill Kingery, Craig Sundquist, Arlene Raskin and Sheryl McClure; Paul Dannels, General Manager for the Castle Pines Metro District; Mike Buck, Louis Lee and Steve Redman with Castle Pine Realty; Mike Staheli from Aslan Development;

MEETING AGENDA: See attached

I. EXECUTIVE SESSION

The Board of Directors met in an executive session and discussed personnel matters and legal advice with respect to various issues in the Village.

II. CALL TO ORDER

The general meeting was called to order at 8:07 a.m.

III. CONFLICT OF INTEREST DISCLOSURE

Board members should disclose any conflict of interest related to items on this month's agenda, or at any time during the meeting should a conflict of interest arise. No conflicts were identified.

IV. MINUTES

Motion Upon motion duly made and seconded, the Board unanimously approved to accept the July 18, 2008 Board of Director meeting minutes as corrected.

V. FINANCIAL REPORT

Leslie Fox of the Long Range Planning and Finance Committee presented the July Financial Report. (see attached)

Motion Upon motion duly made and seconded, the Board unanimously approved to accept the

July 2008 Financial Report as presented.

VI: 2007 FINANCIAL AUDIT: Kim Higgins from Guy R. Andrus, CPA presented the financial audit. Guy R. Andrus conducted the audit and prepared the report. CPHA received a clean opinion and the financial statements received a positive report. The Board directed Mark Larson to discuss with the auditor word changes on two of the notes on the report.

Motion Upon motion duly made and seconded the Board unanimously approved to accept the Financial Audit with amendments.

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

Resident **Kevin Adams**, 4301 Chateau Ridge, lives at the end of the cul-de-sac where an emergency exit is located. The homeowner requested that it be removed because of excessive foot traffic and vehicles cutting through. The Board is aware of the situation and is trying to find ways to fix it. (ie. Plantings as a barricade, etc...) Mark stated that South Metro requires the emergency exit as an alternate entry to the Village. The issue needs to be resolved with South Metro. The Board has agreed to pursue the issue further and Paul Dannels from Metro District will put up "no entry" signs.

VIII. REAL ESTATE SIGNAGE:

Mike Buck, from Castle Pines Realty, addressed the Board re: real estate signage in the Village. He discussed the Board's request to disassemble signage placed by developers at the egress of lots stating that prior Boards acknowledged their importance in order to accelerate the selling of properties. Mr. Buck appealed to the BOD that they do everything they can to assist realtors and find some kind of consideration for signs.

The Board does not have an issue with signs placed on private properties where homes are being constructed. Director Ed Will stated that he takes issue with directional signs to projects, as they are redundant. Director Jim Walker discussed sign proliferation on HA property and stated that HA common areas aren't to be used for commercial signage. Director Walker agreed to meet with Mr. Buck to further discuss the issue and work out an agreement.

IX. DEPARTMENT REPORTS

A. Management Report – Mark Larson

Mark Larson, General Manager of the Castle Pines Homes Association, presented his Management Report. *See attached report.*

Chateau Ridge: Mark discussed some landscaping issues in Chateau Ridge. The berm along Castle Pines Dr. S. belongs to the Chateau Ridge Sub association and trees have been removed and the sub association will maintain the berm. At the corner of Castle Pines Dr. So. and Prospect, a berm has been reshaped and will need to be landscaped. The builder of this project, Fairfield, has failed to follow through. Paul Dannels with Metro is concerned about drainage issues and requested and was granted Board approval for matting.

Wildlife Committee: Arleen Raskin from the Wildlife Committee informed the Board that bears are coming to the Village this fall and suggested that residents remove seed feeders (at least in the evenings) until the bears go into hibernation.

Open House:

Directors Al Dugan and General Manager Mark Larson attended a meeting presented by realtor Linda Gruber and 17 other realtors re: open houses in the community. Nine out of the 17 realtors in attendance stated they wanted to keep open houses, but with restrictions. The open house is many times homeowner driven and realtors have stated that they rarely, if ever, sell homes through open houses. Mark stated that he continues to get calls from residents who wish to have open houses who have outside realtors. Director Dugan stated that these outside realtors are allowed to form a group with other realtors and have a joint open house. Director Dan Roth proposed banning all open houses and the Board generally agreed that it would equal the playing field for all realtors/builders. The Board will send out letter to Linda Gruber.

LaGae/Fellows Property: Public Hearing slated for Wednesday, August 27th at 7 pm at 7404 Yorkshire Drive. Re: roads/development in the Fellows development. GM Larson stated that the CPHA requested that the Monarch Blvd connection be made early in the project. Paul Dannels, said Douglas County is concerned about the temporary nature of the proposed road.

Fire Station 36 – Dan Roth

Director Roth reported that currently two fire stations service Castle Pines Village. They reside on Castle Pines Parkway (Station 36) and on Happy Canyon (Station 39). Station 36 is able to provide the fastest response (4-6 minutes) to the north side of the Village. Castle Pines North Mayor, Maureen Shul, has requested that South Metro move Fire Station 36 to better accommodate Castle Pines North residents. Dan Qualman, South Metro/Parker Fire Chief, has led CPN residents to believe that this is possible. Director Roth stated that moving Station 36 to a different location, possibly on Monarch Blvd & Hidden Point, would significantly decrease response time to the Village. Laura Simon, South Metro Fire District Board Member and Village resident, recommends the Boards meet with Chief Qualman and stress our position. The Board plans to meet with Ms. Simon as well as Chief Qualman.

B. Design Review Committee Report – Jerry Winkelman (See attached report)

Jerry Winkelman, Design Review Administrator, presented the DRC report. Mr. Winkelman stated that things are still slow in regards to new construction in the Village. However, DRC is still busy with residents amending their landscaping and submitting remodeling plans. He also stated that Mr. Vickers has completed filing 30-A. Mr. Winkelman encouraged the Board to work with the planning commission re: new subdivisions and encourage the commission to establish definite boundaries between neighborhoods, specifically the Fellows project on Lagae.

C. Emergency Services Report – Drew Grant (See attached report)

Drew Grant, Chief of ES, presented the Emergency Services report. Chief Grant reported that incidents were down and that there has been no criminal activity since June 25. A Neighborhood Watch meeting took place at the Douglas County Sherriff's office on July 16 with 54 residents in attendance. Current staffing level is at 24 and ES is still in the hiring process.

X. NEW BUSINESS

A. Community Survey – Mark

Mark and Len Jacobs met with Johnston Wells Public Relations re: implementing a survey in the Village.

Gwen Johnston of Johnston Wells, along with Kevin Raines of Corona Research, made a presentation. Their proposal stipulated facilitating meetings with the BOD and each HA committee to come up with questions that should be included in the survey. Then they would communicate to the community and execute the survey, which would be done by mail. They would then perform analysis and report findings. Total outlay cost would be \$27,509. A typical survey is 6 pages long with 25-30 questions. The October issue of the *Village Reporter* would be used to announce that the survey is being developed. Directors Dugan and Roth suggested small Town meetings and expressed strong desire for residents, not just committees, to come up with questions. Director Walker questioned the timing of the survey given the ongoing open discussions of some larger issues still looming in the Village (i.e. incorporation and roads). Mark stressed the importance that the Board needs to decide what information they hope to extrapolate from the survey. The Board opted to not rush the timetable, wait and do it right. Perhaps using the Annual Meeting in February as a kick off (i.e. first town meeting). The Board will develop a survey schedule and get back to Johnston Wells & Corona Research.

XI. OTHER BUSINESS

A. Access Control – Drew

Seven HSS staff members have been interviewed and will be starting immediately. ES has hired Ken Graham, (former patrol officer) as access control supervisor. An access card sales person will be hired soon. Dan Roth asked that both sides of the gate, residents and guests, be able to read transponders. Mark stated that it is a future plan for all gates.

B. Summit Club – Mark

Mark Larson and Stacie Chadwick, of the Parks & Recreation Committee, met with Rob Johnson of Toll Brothers and asked for an updated construction schedule. The new completion date is estimated for October. Because the pool didn't finish according to schedule, the Board is concerned about the warranty of pool equipment and the ability to test the equipment before the pool opens. Mark will hire our own inspectors to inspect the pool and building.

C. 2 Borealis – Mark

Mark continues to push the homeowner to resolve completion issues and the resident is now behind in their dues. The promised landscaping and front door are still not complete. Mark will continue to pursue this issue.

D. Water Conservation – Paul Dannels, Castle Pines Metro District

Mr. Dannels stated that a public hearing for the Metro District's new rate structure is slated for September 16th at 7:30 am. The rates will go into effect January 1, 2009; over 75 million gallons of water were used this July alone in the Village, 20 million more than last year, probably due to

this being 3rd driest year in recorded history. If demands continue to push capacity, Mr. Dannels stated that Metro will need to increase storage capacity by expanding the existing water treatment plant and building a new well one year sooner than planned. Water conservation by residents is paramount and the hope is to reduce consumption by 20%. Metro may need a bond issue to fund the necessary expansion and hopes to do so without raising the mill levy.

XII. IMPORTANT MEETING DATES

The September 2008 Board Meeting will be held in the Castle Pines Homes Association conference room located at 688 Happy Canyon Road, Castle Rock on Friday, September 26, 2008, 7:00 a.m. Executive Session, 8:00 a.m. Regular Meeting.

XIII. ADJOURNMENT

Motion Upon motion duly made and seconded, the Board unanimously approved to adjourn the August Board of Directors' Meeting at 12:47 pm.

Respectfully Submitted by,

Marti Jones

Addendum (10/01/08)

Resident Kim Wagner was in attendance