

**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 January 19, 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: General Manager Mark Larson, Design Review Coordinator Jerry Winkelman, Accountant Carol Tilton, Lt. Dave Wiley from Emergency Services and Administrator Lisa Goodwin.

**ABSENT:**

**OTHERS PRESENT:** Paul Dannels from Metro District, Kirk Kimball, Chris Sublette from Ryan Homes. CPV Residents in attendance were Monica Flinner-Ross, Sandra Alinger, Jim Walker, Len Jacob, Bill Sanko, Al Dugan, Jack Vickers, Bill Nasser, Jim Funderbirk, and Jeff Corporan. Other attendees included Jennifer Thong from Eidos Architects.

**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 7:45 a.m.

**III. MINUTES**

**Motion** Upon motion duly made and seconded the Board unanimously approved to accept the December 15, 2006 Board of Director meeting minutes with no changes.

**IV. FINANCIAL REPORT**

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

**Motion** Upon motion duly made and seconded the Board unanimously approved to accept the December 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 Board stated that snow removal over the last month was very good, and requested that gate officers remove the snow and ice that builds up near the AWID scanners to better assist residents at the gates. The CPHA office has invited the Metro District staff and employees to an appreciation lunch at the Homes Office on January 25th. The board is also invited to attend. The Board of Directors recognized former director and president of the board, Bill Nasser, for his service to the Castle Pines Village community since 2004. Mr. Nasser was presented with a commemorative plaque in appreciation. *See attached report.*

### **B. Design Review Committee Report--Jerry Winkelman**

Jerry Winkelman, Design Review Administrator, presented the Design Review Committee (DRC) Report. Toll Brothers has completed sales of the Master Series homes, build out will be in another 6-7 months. There are 6 lots left to sell in the Estate homes. Jim Walker, resident DRC member, nominated Village resident Chris Younger to be a member of the DRC. *See attached report.*

**Motion** Upon motion duly made and seconded the Board unanimously approved Chris Younger as a new member of the Design Review Committee.

### **C. Emergency Services Report**

Lt. Dave Wiley from Emergency Services presented the Emergency Services (ES) Report. There was an increase in homeowner assists due to the inclement weather. Two new vehicles were added to the fleet. The Board thanked Dave Wiley for his years of service to the community and wished him well in his new position with the Denver Police Department. *See attached report.*

## **VII. NEW BUSINESS**

### **A. Appointment of Communications Committee Members**

Linda Battin was approved by the members of the Communications Committee as the new Chair. The committee members thanked Leigh Kahn for her service as Chair to the Communications Committee. Linda Battin stated that the committee had nominated three residents, Craig Sundquist, Janet Pelton and Marti Jones, to become members.

**Motion** Upon motion duly made and seconded the Board unanimously approved the appointment of three new members to the Communications Committee: Marti Jones, Craig Sundquist and Janet Pelton.

B. Formation of Nominating Committee

Two Village residents, Ed Will and John Gross, have submitted their candidacy for the one open Board seat. The election will be held during the annual meeting on February 26, 2007.

**Motion** Upon motion duly made and seconded the Board approved that Directors Jerry Raskin, Dan Roth, Mike McClurg and Leigh Kahn be named to the nominating committee for the 2007 election. Director Ed Will abstained.

C. Review of draft Annual Meeting Agenda

The Board stated that the draft Annual Meeting Agenda is acceptable as presented.

D. Lot Line Adjustment Request

The request was not ready for discussion.

Mark Larson requested an addition to the agenda, to review a resident appeal of an Enforcement Committee ruling on a landscaping issue related to the unapproved use of mulch at 515 Prospect drive. A representative of the homeowner, and executor of the estate, Jim Funderbirk was present. The Board stated that in light of the new information presented by Mr. Funderbirk that the issue be remanded back to the Enforcement Committee for further review, and Mr. Funderbirk and/or the homeowner be present at the next EC meeting in February.

E. Hallmark Properties presentation--Jeff Corporan

Jeff Corporan, principal of Hallmark, presented information on their building project located in Village Lakes. Jim Walker stated that the DRC reviewed the conceptual plans and concept, agreed with the direction and would continue to work with the builder.

**VIII. OTHER BUSINESS**

A. Kimball Property

After several presentations to the Board and extensive negotiations between the owner of the Kimball property, the DRC and the Long Range Planning & Finance Committee, the financial terms for the annexation of the property into Castle Pines Village have been agreed to by Ryan Homes, the developer of the property. Ryan Homes has also agreed to the conditions of the three-part resolution passed by the Board at the December board meeting. The developer will pay to the CPHA a total of \$35,000 per each lot as follows: \$10,000 per lot upon approval of the plat plan by Douglas County, and the remaining \$25,000 at the time the CO is issued. The Board requested and Ryan Homes agreed to pay the first \$10,000 per lot no later than 60 days after plat approval resulting in an upfront payment to the CPHA of \$120,000. At that time Ryan Homes will also make a payment to the CPHA of \$20,000 for the installation of a trail along the north boundary of the Kimball property. The Board stated that they would instruct the CPHA's attorney

to draft the necessary paperwork to proceed with annexation of the Kimball property into Castle Pines Village.

B. CPHA Building Update

Jennifer Thong from Eidos Architects was present for discussion with the Board.

C.2 Borealis Way

The Board directed Mark Larson to continue to work with legal counsel on the course of action approved by the Board, with the goal of reaching an agreement on completion, and as an order of the court. The answer date for legal action is February 6th. The Board stated that no continuances would be granted until we have an agreement with the court.

D. Water Conservation

Jerry Raskin and Mark Larson attended Metro's January board meeting. To plan for future water use through the year 2050, the Metro District will be drilling more wells and is looking at implementing a mandatory watering schedule. There will be an article in a future Village Reporter announcing this information. The Board stated that it wishes to coordinate with the Metro board and their plans on water conservation.

E. Incorporation Committee Update

Bill Sanko, Chair of the Incorporation Committee, presented to the Board. 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. Community meetings are planned for February 19th and March 12th at the Country Club.

**IX. IMPORTANT MEETING DATES**

The February Board Meeting will be held in the CPHA office conference room located at 858 Happy Canyon Road, Suite 160, Castle Rock on Friday, February 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 11:30 am.

Respectfully Submitted by,  
Lisa Goodwin  
Administrator