

**Castle Pines Homes Association
Board of Directors**

Executive and Regular Meetings

Castle Pines Homes Association Building
688 Happy Canyon Road
Castle Rock, CO 80108
Friday January 18, 2008

ATTENDEES: Directors Jerry Raskin, President; Ed Will, Vice President; Dan Roth, Treasurer; Leigh Kahn, Secretary; Director Jim Walker. Present from the CPHA Staff were: General Manager Mark Larson, Standards Monitor Jo Lewis, Chief of ES Dan Solt, DRC Administrator Jerry Winkelman, Accountant Carol Tilton and Administrator Lisa Goodwin.

EXCUSED: None

OTHERS PRESENT: Residents Monica Flinner-Ross, Bill Sanko, Len Jacob, Al Dugan, Linda Battin, Marti Jones, Rosemary Nigh, Bill Kingery, Linda Houston, and Jack Vickers III. Also in attendance was Paul Dannels, Metro District General Manager.

MEETING AGENDA: 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 8:00 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 December 21, 2007 Board of Director meeting minutes as presented.

V. FINANCIAL REPORT

Al Dugan of the Long Range Planning and Finance Committee presented the December Financial Report. Carol Tilton was recognized for her hard work and excellent job in putting together the end of the year financial documents.

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

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

No Homeowners requested to be heard

VII. DEPARTMENT REPORTS

A. Management Report--Mark Larson

Mark Larson, General Manager of the Castle Pines Homes Association, presented his Management Report. He has been attending Metro's water conservation meetings. Mark, Jim Walker and Jerry Raskin attended a meeting on January 2nd with members of the County and City of Castle Rock to propose a new alignment of the connecting road from Santa Fe to I-25. They communicated the message the CPHA Board does not support the Castlegate alternative. The Board stated that they will continue to keep the Village informed as more information on this issue becomes available. *See attached report.*

B. Design Review Committee Report--Jerry Winkelman

Jerry Winkelman, Design Review Administrator presented the DRC report. The DRC is projecting a dip in new home starts for 2008 due to the current state of the housing industry. Initial work for the Cielo project on Happy Canyon has begun this week. The Summit Club project has also started; they have met with the Country Club to initiate the movement of a major water line. The development of the Kimball property is expected to begin sometime this summer. A sub-committee of the DRC has been formed for the purpose of revising the landscape and plant list. They expect this new list to be done within 60-90 days. *See attached report.*

C. Emergency Services Report--Dan Solt

Dan Solt, Chief of ES, presented the Emergency Services report. The most significant challenge has been the issue of personnel. There were several resignations in December due to officers finding employment with various police departments. There will be 2 promotions to Sergeant in the next week and the hiring process will continue to fill the vacancies. There has been another report of hunters on the property behind Metro. There are 3 landowners involved: King, Fellows and Vickers. The Board stated that we need to talk to the property owners directly to express our concern and ask that they post no hunting signs. Jack Vickers III stated that he will post no hunting signs and will assist the effort in contacting Fellows and King. The Board asked what improvements have been made to gate access and control. Chief Solt stated that 2 new gate officers have been hired. Continuing effort is being made to train the gate officers not to let unauthorized individuals into the Village, and gate officers have been informed that they will be

held accountable for doing so. The Board requested that Dan's report include a gate access update every month. *See attached report.*

VIII. NEW BUSINESS

A. Communications Committee Presentation, CPHA Logo--Linda Battin

The Communication's Committee is presenting to the Board for approval their recommended logo design. A PowerPoint presentation was shown. The logo was developed by a professional graphic designer, Kirk Seabold of Seabold Designs. A sub-committee of the Communications Committee was formed to review and critique the process. Linda Battin Chair of the Communications Committee stated that the goal was to create our own identity with an image that evoked understated elegance and refinement. The logo design would also need to be transferable to a variety of other media. There were 7 initial designs considered. The Board viewed "mock" examples of the selected logo on the patrol cars, letterhead and the gates. The Board provided some recommendations to the design and asked that the VCC further revise the logo design per the recommendations of the board.

IX. OTHER BUSINESS

A. Summit Club

The Board has signed an agreement with Aslan for the completion of the Summit Club project. Jack Vickers III stated that Aslan will start grading/moving dirt for the foundation next week. The first major step is to relocate a water line that services the Country Club.

B. 2 Borealis Way--Mark Larson

The joint checking account has been established. There has been activity on the site and the owner has been complying with the landscaping plan. An itemized list has been created as to what has been spent so far. Mark will continue to monitor the project in accordance with the Court order.

C. Water Conservation--Paul Dannels

Paul stated that meetings on the new water pricing structure have been scheduled to inform residents of the changes. A notice will be mailed to all residents. The Board stated that the community needs to know that Metro is considering a new rate structure and that it does not take into consideration, or make concessions for, homeowners with large lots. Paul stated that he will pass the Board's concerns on to the Metro Board. The Board also stated that they completely support the idea of water conservation.

D. Incorporation Update--Bill Sanko

The Incorporation committee has over the past 6-8 weeks been holding small meetings throughout the community and listening to resident input. Three themes have dominated: (1) concern with growth surrounding the Village, (2) a satisfaction with the services presently provided by the CPHA without any need for change, and (3) no increased taxes. The new plan calls for the new city to be funded in large part by the State and County rebates for taxes paid on

services that we will contract directly for ourselves. There will be no property or sales tax. It was stated that we already run a city but do not have the voice of a city--something that only incorporation can provide. The Committee plans to submit the petition to the Court early in February, and a vote would happen sometime in May. The city would not have its own police department--we would contract with the Sheriff's office to provide the exact same services that they provide today. A meeting has been set with the Committee and the Castle Pines Preservation Committee to review the new financial statements and validate their assumptions.

Other Items:

The nominating committee for the open board positions met yesterday and they have been receiving some information from the applicants and will announce the final candidate list next week.

X. IMPORTANT MEETING DATES

The February 2008 Board Meeting will be held in the Castle Pines Homes Association conference room located at 688 Happy Canyon Road, Castle Rock on Friday, February 15, 2008, 7:00 a.m. Executive Session, 7:30 a.m. Regular Meeting.

XI. ADJOURNMENT

Motion Upon motion duly made and seconded the Board unanimously approved to adjourn the January Board of Directors Meeting at 10:45 am.

Respectfully Submitted by,

Lisa Goodwin
Administrator