

**Castle Pines Homes Association
Board of Directors**

Executive and Regular Meetings

Castle Pines Homes Association
688 Happy Canyon Road - Castle Rock, CO 80108

Friday, December 19, 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, Chief of Emergency Services Drew Grant, Accountant Carol Tilton, Administrator Lisa Goodwin.

OTHERS PRESENT: Paul Dannels from the Metro District. Mike Stahley from Jack Vickers' office. Residents: Marti Jones, Len Jacob, Linda Battin, Monica Flinner-Ross, Bill Kingery, Kim Wagner, Linda Gruber, Mark Jost & Linda Houston.

MEETING AGENDA: See attached

I. EXECUTIVE SESSION

The Board of Directors met in an executive session and discussed legal matters related to ongoing and settled litigation.

II. CALL TO ORDER

The general meeting was called to order at 8:05 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 November 19, 2008 Board of Director meeting minutes with revisions as noted.

V. FINANCIAL REPORT

Len Jacob presented the November Financial Report. (see attached)

Motion Upon motion duly made and seconded, the Board unanimously approved to accept the November 2008 Financial Report as presented.

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. *(See attached report)*

The Homes Association took legal action regarding the issue of elk hunting on the King property which is located on the north side of the Village, near the Summit and the Metro District offices. The CPHA was successful in obtaining a preliminary injunction from the Douglas County District Court prohibiting hunting on the King property. The CPHA effectively argued that due to the distance traveled by a bullet from a hunting rifle, a real danger existed to nearby residents, their guests and Metro employees. Ed Will, VP of the Homes Association Board of Directors, testified that the CPHA was highly concerned for the safety of individuals who live and work in proximity of the King property. The preliminary injunction will remain in place until the permanent injunction hearing scheduled for early next year. The Homes Association was required to post a surety bond of \$40,000 in case we are not successful in obtaining a permanent junction at the final hearing. The King's stated that they are charging a hunting fee and the \$40,000 is their estimate of their expected financial loss as a result of the injunction; this amount would be subject to proof of actual loss at the final hearing. Our attorneys will be examining the validity of this amount prior to the final hearing. March 25 or 26 is the anticipated date of the permanent injunction hearing. The Board encourages any resident that is concerned to attend that final hearing. Notice will go out in the email blast when we have a final date set.

Mark reported that Linda Battin, Chair of the Communications Committee, has been working on the web site with Administrator Lisa Goodwin. A Beta site will soon be transitioned to the actual web site following input from the other CPHA committees, and is expected to be finalized in January 2009.

B. Design Review Committee Report – Jim Walker

Jim Walker, Chair for the Design Review Committee, presented the DRC report. *(See attached report)*

DRC activity has been very light. They are predicting that DRC will start seeing scrapes or near scrapes of existing properties, particularly on prime property locations or valuable lots.

C. Emergency Services Report – Drew Grant

Drew Grant, Chief of ES, presented the Emergency Services report. (*See attached report*)

The Douglas County Sheriff's Office, in a cooperative effort with the Castle Pines Police Department, arrested two suspects in late November who acknowledged their involvement in the burglaries that were occurring within the Village this past summer. The two individuals, both 19, have been charged with multiple offenses. The charges include Criminal Attempt to Commit 1st Degree Homicide involving the shooting of a Douglas County Sheriff's Officer, Aggravated Robbery of the Circle K in Castle Rock, as well as numerous burglaries and auto thefts. Chief Grant stated that he has been coordinating with the DCSO and the affected residents to return stolen property that may have been recovered during the investigation. ES would like to acknowledge the efforts of the Douglas County Sheriff's Office and Castle Rock Police Department for their exceptional effort as well as the diligent work of their officers and staff in taking two very dangerous offenders off of the streets. Douglas County Sheriff Dave Weaver wrote an open letter to all residents of the Village that was distributed via the weekly eblast on November 21st.

Current staffing levels are at 26. Officer Kevin Heylin is leaving this month. New gate officers were hired after 2 left.

Mark Larson met with one of the principals of HBE, formerly Securus, at which point we were notified that HBE would no longer continue to provide their services to the Homes Association. Our attorneys are going to make a demand on them for the costs related to vehicles damaged by a faulty gate arm at Gate 5. HBE stated that they will however continue to service the warranties on the Gates.

In Recognition of Resident Bill Sanko

Resident and long time volunteer at the Homes Association, Bill Sanko, passed away in early December. The Board offered their condolences to the friends and family of Bill Sanko and recognized Bill for his outstanding support and commitment to the community and the Homes Association. Bill readily volunteered for committees, board tasks and other special projects on behalf of the CPV community. We will miss Bill for both the work he did in the Village, and his friendship; sadly, we have lost a very valuable CP resident. The Board offered their thoughts and prayers to his wife Bernice and their two sons.

IX. NEW BUSINESS

A. Parks & Recreation Capital Request - Mark Larson

The P&R committee is requesting to take the small conference room at the Fitness Center and turn it into a spin room (see the Board packet for a diagram of the layout). The Board stated that you need to have an instructor to have a successful spin room, and it is an activity typically suited to a group setting. The Board questioned why there would be recumbent bikes in a spin room, as well as the room's ability to have adequate ventilation and cooling. The Board further stated that the request to purchase TV's was

considered to be an appropriate request. The Board deferred the issue back to the P&R committee for further review and consideration at next month's Board meeting.

B. Report from the Nominating Committee - Ed Will

There are presently 6 residents seeking to run for the two board positions. Personal interviews of the candidates will be conducted on January 7th. The election will be held at the Annual Meeting of the Members on March 9th. The Board packages for the annual meeting will go out near the end of January, and the Village Reporter will go out the beginning of February. The Homes Association will provide mail labels to each candidate if requested.

C. Burns Settlement - Jerry Raskin

This has been a long ongoing dispute with respect to several matters. Trial was scheduled for last week and just prior to the date they finally agreed to a settlement. The Board also agreed to the other party's request for non-disclosure of the settlement agreement.

The Board stated that our policy is to attempt to settle litigation and to be transparent regarding the settlements unless there is some kind of extenuating or unusual circumstances. The Board would have final say on this issue, and each situation would have to be evaluated individually.

D. Investment Resolution - Mark Larson

Per a previous Board resolution there must be a resolution for each banking relationship that the HA enters into.

Motion Upon motion duly made and seconded, the Board moved to approve the resolution to establish a banking relationship with Castle Rock Bank at 506 Castle Pines Parkway in Castle Rock, Colorado.

H. Homes Association Contracts - Mark Larson

Mark presented to the Board a PowerPoint presentation to review all of the Homes Association's and Emergency Service's current contracts with service providers. Contracts with the HA general operations include: snow plowing, HVAC, computer maintenance, pool management, janitorial, copier, pest control, auditing, elevator maintenance, handyman, fitness equipment, fire & sprinkler. Contracts for ES operations include: uniforms, uniform cleaning, vehicle fuel, vehicle maintenance, and gate maintenance. The Board asked that the list include all services beyond operational services (i.e.: Waste management and Comcast cable) and to also add a dollar amount.

X. OTHER BUSINESS

A. Village Access Control - Drew Grant

We are telling residents that come in for transponders and access cards that there will be a new system introduced sometime in April and that the full transition will occur around July. We are receiving excellent service from HSS executive and resident Mike Lanham. We are tracking guests and visitors that are coming to the gate without previous clearance.

Board stated that we need to have a provision in the community room agreement that the parking lot not be taken over attendees to an event during normal operating hours. The Board also discussed revisiting a plan to add parking to the CPHA building.

B. Open House Policy - Linda Gruber

Resident and Real Estate Broker Linda Gruber stated to the Board that her group's intention in revising to the Open House policy is to remove inconsistencies, evaluate what is not being enforced, and update the policy to be more relevant to current market conditions. The Board stated that we need to have both documents and a summary of the changes being proposed in order to effectively review the recommendations. The Board deferred discussion on this issue until next month's board meeting.

C. Summit Club - Mark Larson

Mark, Ed Will and Jim Walker will be doing a walk through next Monday. Everything but the pool slide and several seasonal items have been completed. P&R will be putting up nets on the fields; there will also be water volleyball and portable basketball hoops for the pool. The Board stated that there will need to be some kind of screening along the side of the playing field that borders the road in order to keep balls from going out on the road. There will also need to be a winter cover for the pool. Mike Stahely from Vicker's office requested that the Board take possession of the facility. The Board stated that they would see what happens after the walk through on Monday, and re-address the issue at the January Board meeting.

F. Water Conservation - Paul Dannels

No current activity to report.

XII. IMPORTANT MEETING DATES

The Annual Meeting of the Members will be held on March 9, 2009 with the location to be determined.

The January 2009 Board Meeting will be held in the Castle Pines Homes Association conference room located at 688 Happy Canyon Road, Castle Rock on Friday, January 16, 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 December Board of Directors' Meeting at 10:28 am.

Respectfully Submitted by,

Lisa Goodwin
Administrator