

**Castle Pines Homes Association  
Board of Directors**

*Executive and Regular Meetings*

Castle Pines Homes Association  
688 W Happy Canyon Road Castle Rock, CO 80108  
**Friday, March 16, 2012**

**ATTENDEES:** Directors Al Dugan, President; Linda Battin, Vice President; Len Jacob, Treasurer; Terry O'Connor, Secretary; Chuck Skinner, Director. Present from the CPHA staff: General Manager Mark Larson, Chief of Emergency Services Drew Grant, Access Control Supervisor Ken Graham, Accountant Carol Tilton and Administrator Lisa Goodwin.

**OTHERS PRESENT:** Paul Dannels and Jon Gray from the Metropolitan District; Jake Schroeder from Aslan/Riverdell; Sean Owens, Douglas County Engineer; Residents: Don Somsy, Monica Flinner-Ross, Craig Sundquist, Mark Jost, Terri Sunderman, Kris Henry, and Jackie Silvestro.

**EXCUSED:**

**MEETING AGENDA:** See attached.

**I. EXECUTIVE SESSION**

The Board of Directors met in an executive session and discussed legal issues and the request for a gate house at Gate 2.

**II. CALL TO ORDER / MODIFICATION OF AGENDA**

The general meeting was called to order at 8:00 a.m.

**III. CONFLICT OF INTEREST DISCLOSURE**

Board members were requested to 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.

One conflict was identified by Director Jacob during the discussion of the Agenda's Action Item, "G. Resolution to Establish a Banking Relationship".

**IV. MINUTES**

*(See Tab #1 of the March, 2012 Board Package)*

**Motion** Upon motion duly made and seconded, the Board approved the February 17, 2012 Board of Director meeting minutes with corrections as noted.

***Directors Skinner and O'Connor abstained.***

## V. 2012 ANNUAL MEETING OF THE MEMBERS REPORT

### A. **General Information** – Mark Larson (See attached handout of slide presentation)

Mr. Larson provided the following information regarding the 2012 Annual Meeting of the Members held on March 12, 2012:

- Approximately 130 residents attended.
- A quorum was achieved based on the number of proxies that were returned.
- Eight resident feedback forms were received. There were four responses regarding agenda and informational items. There were three responses regarding the information presented that night.

The comments received were detailed in Mr. Larson's slide presentation.

### B. **Election Results** – Mark Larson

Mr. Larson reported the following election results:

- 642 proxies were returned; a 37% return of total voting population.
- The total number of votes cast = 1,366; 1,250 by proxy (two candidates) and 116 by ballot.

Mr. Larson reported the CPHA bylaws do not allow for early voting, and the proxies allow us to establish a quorum. Director O'Connor asked for a better understanding of how the proxy system works. Mr. Larson responded he would meet with Director O'Connor to discuss this further.

The Board agreed that in future elections it would be a good idea to do a public presentation of the candidates four to five weeks prior to voting and the annual meeting. Director Skinner suggested that a webinar could also be included.

### C. **Election of Board Officers**

Following discussion, a motion was made to elect the following officers within the Board of Directors.

President – Al Dugan  
Vice President – Linda Battin  
Treasurer – Len Jacob  
Secretary – Terry O'Connor  
Director-at-Large – Chuck Skinner

**Motion** Upon motion duly made and seconded, the Board unanimously approved to elect the following Officers to the Castle Pines Homes Association Board of Directors: Al Dugan, President; Linda Battin, Vice President; Len Jacob, Treasurer; Terry O'Connor, Secretary; Chuck Skinner, Director-at-Large.

**Motion** Upon motion duly made and seconded, the Board unanimously approved to elect General Manager Mark Larson as Assistant Secretary, in accordance with the Castle Pines Home Association's governing documents requiring that this position be filled by an individual that is not on the Board of Directors.

**VI. FINANCIAL REPORT** – Director Jacob  
(See Tab #2 of the March, 2012 Board Package)

**Director Terry O'Connor left the meeting at this time.**

Director Jacob presented the February, 2012 Financial Report.

- A money market account was opened at Guarantee Bank for the excess amount in the reserve cash fund.
- Accounts Receivable through the month of February did not increase due to the delinquency amounts collected in January and February.
- Regarding the Income Statement, interest on assessments is higher than expected, however this is anticipated to reduce accordingly once the purchase of the Covello Wall properties has been finalized.
- Administrative Operating Expenses include the Attorney fees to handle the office threat in January.
- Postage and Printing are higher due to the costs for the Annual Meeting packet; this may become a separate expense category next year.
- Discretionary Expenses include the costs for the architectural drawings completed for the potential Gate 2 gate house.
- Building and Maintenance Expenses for trash removal was higher due to the additional "lifts" needed to empty the dumpster behind the CPHA building.
- Emergency Services Labor Expense under Payroll shows a negative variance due to the payment of vacation time owed to two employees who recently resigned.
- Regarding last month's discussion of the two employees that are on disability leave, it was determined that the CPHA is paying taxes only for short term disability leave and not for long term disability leave as was previously thought.
- Emergency Services Equipment Maintenance & Repair Expense includes the costs for repairs due to gate damage, and to run conduit for several cameras at Gate 1.
- Regarding Administrative Operating Expense for utilities, it was determined that the additional expense was not due to the electricity needed for lights in the roundabouts, but is instead due to the pavement heaters at Gate 1. Mr. Larson reported the heaters were run for two weeks in order to test them and the additional cost in utilities was for gas, not electricity.
- Village Landscape Expense includes the cost of \$7,600 for stonework at the Gate 3 and 4 roundabout.

**Motion** Upon motion duly made and seconded, the Board unanimously approved to accept the February, 2012 Financial Report as presented.

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

Resident Terri Sunderman of 85 Creston Way was present to address the Board on the issue of bicycle access in and out of the Village. Ms. Sunderman stated that residents are unable to bike safely on Santa Fe road and asked the Board to provide access out of the south side of the Village by creating a bike path along the fence line of Santa Fe and through the berm that is planned near the I-25/North Meadows Extension roadway.

Douglas County Engineer, Sean Owens, reported the County has approached CDOT and the City of Castle Rock to allow for “tie-ins” to the paths that currently exist on both sides of Santa Fe.

The Board asked the question of how then do we control access by non-residents into the Village. Director Battin reported there are many residents that climb over the existing fence line and “lift their bikes” over too. Mr. Larson stated there would be some difficulty in providing electricity to a transponder activated gate on the fence line, and since it would be an unstaffed gate we would also have the problem of people propping the gate open to allow others in and out. Director Dugan asked the Emergency Services Committee to consider this request, to include Ms. Sunderman at their next meeting on April 9<sup>th</sup>, and to come back to the Board with their ideas and recommendations.

## **VIII. MANAGEMENT REPORTS**

### **A. Manager’s Report – Mark Larson, General Manager**

Mark Larson, General Manager of the Castle Pines Homes Association presented the Manager’s Report.

*(See Tab #3 of the March, 2012 Board Package)*

Resident Don Somsy and Douglas County Engineer Sean Owens were present to provide the Board an update on the train whistle/quiet zone issue. Mr. Owens reported the survey is done and now the design phase of the project will begin. Mr. Owens reported The County will pay Union Pacific \$10,000 to review and finalize the design before the County submits it to the Public Utilities Commission. Mr. Owens reported he has a meeting with a property owner on the other side of the railroad tracks to discuss the quiet zone project. Mr. Owens stated he plans to inform the resident that the only changes he will see are signs for the quiet zone. Mr. Owens reported they are still expecting construction to begin this summer with the full quiet zone completed by late Fall as there is a time period required for operation prior to a full quiet zone being implemented.

Resident Don Somsy asked that the Board consider going to LED lighting for all of the community’s street lights as they use approximately one-fourth of the wattage as traditional light bulbs. Castle Pines Metropolitan District Engineer, Jon Gray, responded they would take a look at it.

Mr. Larson reported he attended a public forum with the Town of Castle Rock to get feedback on the proposed underpass at Interstate 25 for the North Meadows Extension. Mr. Larson reported the underpass option allows the roadway to run in natural terrain, and it will help with noise and light pollution since it is not elevated. Mr. Larson also reported that an underpass will create a 14-acre piece of property, between the boundary of the Village and the interchange, in what commercial real estate agents consider to be a “non-economic remainder”.

Mr. Larson reported the CPHA was not ready to enter into a right-of-entry agreement with the Town of Castle Rock until more discussion is had regarding the 14-acre parcel and what potential development may occur there. Mr. Larson reported that Director Battin will also be present in discussions with the Town. Mr. Larson reported the Castle Pines Metropolitan District’s Board of Directors has approved and signed a right-of-entry agreement with the Town of Castle Rock for soil samples and coring activities on property owned by the District.

### **B. Design Review Committee (DRC) Report – Mark Larson**

Mr. Larson reported the DRC will return to submitting a written report of their monthly activities to be included in the Manager’s report within the Board packet. Mr. Larson reported the DRC has mostly reviewed remodels with several new houses starting soon. Mr. Larson reported Richmond Homes’ purchase of the Covello lots is scheduled to close soon, and instead of having a model home in the Village, Richmond will market and sell the Village properties from their existing model homes in the Plum Creek area.

### **C. Emergency Services (ES) Report – Drew Grant, Chief of Emergency Services (ES)**

Chief Grant presented the Emergency Services report. (*See Tab #3 of the March, 2012 Board Package.*)

Chief Grant reported:

- There were 444 incidents for the month of March; of these 5 were medical assists.
- Annual update letters have been sent out to residents. So far, 60% have returned their forms.
- A new dispatch officer and a gate officer were hired.
- ES is presently transitioning from HSS as the agreement with HSS officially ends on March 31<sup>st</sup>. Three of the HSS gate officers were offered a position, but two more gate officers will still need to be hired.
- Beginning on March 19<sup>th</sup>, all staffed gate hours will change to 6:30 am to 10:00 pm seven days a week.

Chief Grant presented a slide indicating the number and percentage of employee turnover since 2008. (*See attached handout of the slide*). Chief Grant reported that exit interviews are conducted for employees that resign. Director Dugan asked for more specific information concerning when during the year employees resign from the Emergency Services. Mr. Larson stated he would collect that information.

Director Jacob asked that the monthly ES report include unusual incidents at the gates. Chief Grant reported they would soon be adding red and green lights to Gate 5. Director Dugan asked why the numbers of traffic violations last month were much lower. Chief Grant responded this was affected by snow and not staff. Director Dugan asked if ES is ticketing cars that park on the side of the road. Chief Grant responded they do.

## **IX. ACTION ITEMS**

### **A. Request to North Star for Financial Contribution – Al Dugan**

Director Dugan reported that in order for the Board to make a final decision on the addition of a Gate 2 gate house, they must first know what North Star's financial contribution will be. Director Dugan reported he recently met with Mr. Vickers to discuss a proposal for the gate house, and Mr. Vickers indicated he is amenable to working with us. Director Dugan stated the proposal cannot be made public until the negotiations are complete.

### **B. Letter to the City of Castle Pines City Council Concerning the Town Center Project – Mark Larson**

*(See Tab #4 of the March, 2012 Board Package.)*

Mr. Larson reported that he, along with Directors Battin and Jacob, attended a Planning Commission meeting at the City of Castle Pines for the Town Center development on Lagae road. Mr. Larson suggested the Board send a letter to the City of Castle Pines, and referred to the draft letter included in the Board packet at Tab 5.

Director Battin asked what type of berm we are requesting, and stated that we want to make sure that landscaping on the berm survives. Mr. Larson responded we could add the words "plant and maintain vegetation" on the berm, and this could also be something we participate in. Director Battin stated we should also add in our letter that any type of utility structures be properly screened from view.

Mr. Larson reported the issue of prairie dogs migrating into the Village is a concern for several of the residents in the Summit. Director Dugan stated he would like to have the developer assume responsibility for preventing a prairie dog invasion into the Village. Mr. Larson confirmed that request is already included in the letter.

Mr. Larson stated a revised letter will be sent to the Board for review and will then be hand delivered to the City of Castle Pines.

### **C. Emergency Services Committee Member Nomination – Craig Sundquist** *(See Tab #5 of the March, 2012 Board Package.)*

Resident and Chair of the Emergency Services Committee (ESC), Craig Sundquist, presented to the Board a request for nomination to the ESC. Mr. Sundquist reported that resident and long time committee member, Ollie Hickel, recently resigned from the committee and five applicants were considered for the opening.

**Motion** Upon motion duly made and seconded, the Board unanimously approved the nomination of John Preston to the Emergency Services Committee.

**D. Proposed Resolutions to the CPHA Rules and Regulations** – Mark Larson  
(For previous discussion on this issue see the February, 2012 Board Packet, VII. Action Items, Item B. “Proposed Resolutions to the CPHA Rules and Regulations”.)

*This agenda item was deferred to the April Board Meeting*

**1. Employee Relations**  
(See Tab #6 of the March, 2012 Board Package.)

**2. Policy Regarding Firearms**  
(See Tab #7 of the March, 2012 Board Package.)

Director Dugan stated the Board will defer this discussion (on both resolutions) for at least one month to allow the two new Board members to become familiar with the issues.

**E. Request to Combine Two Lots in the Village** – Mark Larson  
(See Tab #8 of the March, 2012 Board Package.)

Mr. Larson reported there is a request to combine two lots; 1049 Night Sky Court and 1047 Meteor Place. Jake Schroeder from Mr. Vickers office stated that a letter of authorization has been filed with the County. Director Dugan asked Mr. Schroeder to provide a copy of the paperwork to the Board. Mr. Larson stated the CPHA’s letter of approval will state the lots may never again be divided, and this letter will become a part of the plat language for the property. Director Dugan asked Mr. Larson to find out what the process is at the County to prevent this property from being split again. Mr. Schroeder stated he would email the requested paperwork to the Board so that it could be attached to the minutes.

**Motion** Upon motion duly made and seconded, the Board unanimously approved the request to combine lots 7 & 8, Castle Pines Village filing 15G, also known as 1049 Night Sky Court and 1047 Meteor Place, with the requirement that the lots may not be separated in the future.

**F. Corporate Tax Return** – Carol Tilton  
(See Tab #9 of the March, 2012 Board Package.)

CPHA Accountant Carol Tilton reported the field work for the audit is done and an estimated tax payment along with a request for an extension has been mailed to the Internal Revenue Service. Ms. Tilton stated a Homes Association Officer must sign the final return. Director Dugan asked that Kim Higgins, a CPA and a member of the Long Range Planning and Finance Committee, review the return before it signed and filed.

**Motion** Upon motion duly made and seconded, the Board unanimously approved the submission of the Corporate Income Tax Return pending review by the Long Range Planning and Finance Committee.

**G. Resolution to Establish Banking Relationship** – Mark Larson  
(See Tab #10 of the March, 2012 Board Package.)

Mr. Larson requested that the Board of Directors approve establishing a banking relationship with Wells Fargo Bank. He further stated that this relationship would allow us to comply with maximum amount covered by FDIC insurance for deposits to bank accounts.

Director Jacob identified he has a personal relationship with the Chairman of Wells Fargo Bank and would therefore abstain from voting.

**Motion** Upon motion duly made and seconded, the Board unanimously approved, as presented, the resolution to approve establishment of a banking relationship with Wells Fargo Bank.

*Director Jacob Abstained*

**X. Information/Direction**

**C. Santa Fe Berm (Inside Gate 3)** – Mark Larson  
*Advanced on the Agenda*

Mr. Larson presented a slide presentation (*see attached handout of slides*).

Mr. Larson reported the Metro District has started work on shaping the berm. Mr. Larson reported the dirt for the berm has come from the construction of the roundabouts, and there is the opportunity to get more dirt from the construction of the house on Northwood Lane and from the Richmond Homes to be built on the south side. General Manager of the Castle Pines Metropolitan District Paul Dannels stated, to be acceptable for use the dirt must be “clean dirt” - free of asphalt and construction waste.

Mr. Larson reported the crushed asphalt trail that ran alongside the berm was removed during the construction of the berm will be reinstalled at a later date. Mr. Larson reported the costs to replace the trail will be funded entirely by the Metro District. Mr. Larson added the Metro District will be paying for the labor costs involved as the materials needed for the trail will be recovered from Metro’s “road crushing” activities that are scheduled to occur over the summer.

Director Dugan stated he expected the berm to be two times higher and about as half as long as it presently is, given the available dirt received to date. Director Dugan asked what the landscaping costs are projected to be. General Manager of the Metropolitan District, Paul Dannels, responded they looked at the view from Santa Fe and determined the berm does need to be higher however they must be careful to avoid the easement on Santa Fe that will eventually create a four lane roadway. Mr. Dannels

stated they are not sure how much higher they can go with the berm as the “toe” of the berm must be wider than the height.

Mr. Larson suggested that we grass the berm now and add trees at a later date. Mr. Larson reported we have \$50,000 in our landscaping budget – including this project. Director Dugan stated he would rather spend money on Gate 2 landscaping than on extending the berm. Mr. Larson stated he would provide the costs of several options for landscaping the berm. Director Jacob suggested we take the free dirt, extend the berm, seed it and then leave it alone for a while. Mr. Larson and Mr. Dannels stated they would evaluate the height of the berm and make adjustments where possible.

**A. Gate 1, 3, 5 Traffic Update – Mark Larson**

*(For previous discussion on this issue see the February 2012 Board Packet, IX. Information/Direction, Item D Gate 1, 3, 5 Traffic Update)*

Mr. Larson presented several slides (*see attached handout of slides*) showing the traffic flow on the north side for the month of February.

Mr. Larson reported Access Control Supervisor Ken Graham spoke with the Country Club at Castle Pines to request their vendors who are able to utilize Gate 1 use that gate to help reduce traffic through Gate 5. Mr. Larson reported several of the Country Club’s vendors were able to comply with this request, however both the Country Club and the Golf Club are presently conducting renovation activities, and both are using contractors that are traveling to our community from the north and entering the Village through Gate 5.

Director Dugan reported the residents around Gate 5 have asked us to modify the traffic coming through Gate 5, and in response, the Board did a survey and looked at ways to route some of that traffic through Gate 1. Director Dugan reported that after much consideration and study, the Board has determined that we cannot utilize Gate 1 to mitigate truck (in excess of 11 feet in height) traffic through Gate 5. Mr. Larson reported that when Gate 1 was being designed it was the intention that it not accommodate oversized vehicles, only those up to 11 feet high. Mr. Larson reported the design team had considered providing a higher clearance to the Gate 1 entrance, but the look of the building from an architectural standpoint was significantly out of proportion to the rest of the building and surrounding site.

Mr. Larson reported the emergency access lane into Gate 1 is designated for use by the fire department and is not to be used for other vehicles – a requirement that was imposed upon us by the fire department. Mr. Larson reported that even if the roof of Gate 1 was removed, oversized vehicles would still not be able to enter as the configuration of the lanes into Gate 1 would not allow oversize trucks to successfully make the turn from the Happy Canyon roundabout. Director Dugan stated the design of Gate 1 was not thought through well enough and we did not fully understand the consequences. Mr. Larson responded this was not the case as the placement of the Gate house was driven by requirements from Douglas County, the location of a major flood plain, and setback requirements from Happy Canyon Road. Director Dugan stated it was his recommendation to the Board that based on our study and discussion of this issue that we will not be able to re-route oversized traffic through Gate 1. After

further discussion, the Board of Directors agreed to Director Dugan's recommendation. Mr. Larson stated he would prepare a letter for Director Dugan's signature to send to these residents.

#### **B. Roundabout/Gate 1 and Gate 2 Landscaping Update – Mark Larson**

Mr. Larson reported he spoke with Jon Gray from the Metro District regarding the irrigation work that is needed at Gate 1. Mr. Larson reported the following:

- The Golf Club has agreed to do the landscaping at Gate 1 to include flower beds and other plantings as soon as the irrigation work is completed.
- Our Landscaping Contractor, Karla Estey is partnering with the Golf Club to buy the same color palettes while still being able to accommodate the varying environments at different locations (i.e.: varying degrees of sun versus no sun in the different planting beds).
- The Metro District will share in the costs of grassing several areas.
- The contractor has finished the stone wall in the roundabout at Gates 3 and 4 and will now work on the roundabout at Gates 1 and 2. Once this is completed the trees will be installed.
- The trees will not be lit during the year but suggested it would be nice to light them during the holidays.
- Genella maples and Dogwood trees are being considered for inside the roundabouts as their leaves provide some color; no flowers will be installed at this time.
- The monument at Gate 1 that was torn down during construction will be reinstalled and a stone wall will be added across the street at Gate 2; both projects are currently being bid on and these bids will be presented to the Board in April.
- Regarding landscaping activities at Gate 2, the gate boxes were painted, and additional plantings will be installed to screen utility boxes in that area.

Director Dugan reported the budget for Village beautification activities is \$60,000 and the budget for Village landscaping activities is \$50,000 plus the additional \$40,000 carried forward from the 2011 budget. Mr. Larson reported all of the work just discussed can be funded by the \$40,000 landscaping budget carried over from last year. Mr. Larson reported the \$60,000 budget is for our flowers and landscape maintenance, and is already spoken for; the \$50,000 budget is still being allocated and preliminary costs for projects such as berming, adding trees inside Gate 4, and building a monument wall in front of Gate 2 will be presented to Board at the April meeting.

Director Jacob asked about the "no trucks" signs on the roundabouts. Mr. Dannels responded they would not be able to remove them right now because the County has not yet done a walk through, which is a prerequisite to receiving permission to remove the signs.

#### **D. Gate 2 Focus Group Information – Mark Larson**

*(For previous discussion on this issue see the February 2012 Board Packet, IX. Information/Direction, Item A "Gate 2 Gate House Update")*

Mr. Larson presented a slide presentation (*see attached handout of slides*)

Mr. Larson reported 12 residents were invited to attend the focus group with eight attending. The residents invited were randomly selected from the group of residents that attended the Gate 2 public meeting held in February. Others in attendance included members of the Technology Committee, the Emergency Services Committee, the CPHA General Manager and the Chief of Emergency Services.

Mr. Larson reported the primary topics of discussion included detailing the issues that are occurring at Gate 2 and listing suggestions for what can be done to resolve these issues. Mr. Larson further stated that the primary issue at Gate 2 was the difficulty residences have in using the gate for guest entry. Mr. Larson presented a slide of a spreadsheet listing all of the issues presented and stated they fell into one of three different categories: (1) Quick Pass related issues; (2) Technology related issues, or (3) both.

Chair of the Emergency Services Committee, Craig Sundquist, reported the ESC prioritized the list of issues, talked with QuickPass for possible solutions, and have been able to remedy some of the problems with others scheduled to be resolved over the next few months. Mr. Sundquist reported the Technology Committee is looking at possible interactive, audio solutions to help guests enter the gate.

Access Control Supervisor, Ken Graham, reported there is at least a 15 minute delay from the time a request for guest access is entered into the system by dispatch until the time the request becomes active in the system. Mr. Graham reported that access codes work immediately, but ES is requesting a 15 minute time frame to enter the information into the system. Mr. Graham reported if a resident goes online to enter a guest it becomes effective immediately.

Mr. Larson reported several of the issues discussed cannot be resolved without a gate house; the focus group identified that a staffed gate house would solve their problems. Director Battin stated the Board would first look at what can be done at present to solve their concerns without a gate house. Mr. Larson stated a non-credentialed visitor presently must go through a staffed gate, but if we go back to installing call boxes, we would then allow non-credentialed visitors to enter through an unstaffed gate. Director Jacob reported the long range plan was to eliminate people at the gate houses over a ten-year period; if we add a gate house we would then need to revise our strategy. Mr. Larson responded that one person in dispatch cannot control all of the access into our community, and if the call box fails we will need to have a back up plan.

Director Dugan asked how far off this "utopia of no gate officers" is. Chief Grant responded we are currently exploring ways to have unstaffed gates. Mr. Sundquist stated if we spend a lot of money on technology to facilitate unstaffed gates and Mr. Larson is correct in his assessment that we would need additional dispatch officers and back up plans to accommodate power outages or technology failure, then we could potentially have wasted a lot of money and be right back to where we are now. Mr. Larson reported it would conservatively take the remainder of the year to appropriately evaluate what technology would work in place of staffed gates. Mr. Larson stated it is important to have discussion on what is the CPHA's concept of how we are to provide entrance to the community.

Resident Kris Henry asked what the CC&R requirements are for temporary structures in our community. Mr. Larson responded the structure has to be for a purpose that is approved by the DRC. Director Dugan stated that a temporary gate house at Gate 2 must look “decent”. Mr. Larson reported a Board working session to discuss this issue further will be held on April 2<sup>nd</sup> at 3 pm. Ms. Henry stated that safety issues must be addressed regardless of the gate house, as safety is a primary concern for the seven homes inside Gate 2 that have driveways accessing directly accessing the road.

Director Jacob stated we do not know what our traffic patterns are and how they will change once a gate house is added to Gate 2. Director Dugan stated we do know all of the visitors who initiated a request so we do not need traffic patterns. Chief Grant stated we could take a short term look at resident requests to see where the traffic is going. Director Jacob stated we should know what kind of traffic we can expect once a (temporary) gate house is installed to accommodate the construction activities on R47/49.

Mr. Dannels reported the Metro District has retained an engineer to do a traffic study through Gate 2; studying what the impact of the construction activities will be as well as what the current traffic counts and speed rates are. Mr. Dannels added that speeding is the biggest problem in that area and they are working on adding speed tables or other speed mitigation devices.

#### **D. Metropolitan District Items – Paul Dannels**

Mr. Dannels reported the following:

- They are working on traffic mitigation throughout the Village.
- Landscaping will be done in front of and around the Metro District’s equipment and trucks in order to screen the view for residents on the Cliffs.
- They will complete the berm inside of Gate 3 per the instruction provided by the Board at this meeting.
- The core hole study done in 1989 to analyze the layers of sand in our aquifer (The Denver Basin) determined we (CPV, Castle Rock and Castle Pines) are sitting on a “sweet spot” of the basin that will allow us to have double the amount of water than was previously thought, saving us millions of dollars on renewable water efforts. The calculation from this study is that the aquifer will have water for the next 200 years, and not be depleted within 20 years as is currently being espoused by experts who are attempting to discourage or stop further residential development.

#### **X. IMPORTANT MEETING DATES**

Mr. Larson reported the April, 2012 Board Meeting will be held in the Castle Pines Homes Association Conference Room located at 688 W Happy Canyon Road, Castle Rock on Friday, April 20, 2012, 7:00 am Executive Session, 8:00 am Regular Meeting.

The next Castle Pines Metropolitan District Board meeting will be held on Thursday, April 19, 2012 at 7:30 am.

There will be a Board of Directors working session on April 2<sup>nd</sup>.

## **XI. ADJOURNMENT**

**Motion** Upon motion duly made and seconded, the Board unanimously approved to adjourn the March Board of Directors Meeting at 11:50 am.

Respectfully Submitted by,

Lisa Goodwin