

**Castle Pines Homes Association  
Board of Directors**

*Executive and Regular Meetings*

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

**Friday, June 19, 2009**

**ATTENDEES:** Directors Ed Will, President; Al Dugan, Vice President; Jim Walker, Secretary; Dan Roth, Treasurer; Kim Wagner, Director; Present from the CPHA Staff were: General Manager Mark Larson, Chief of Emergency Services Drew Grant, Accountant Carol Tilton, Standards Monitor Jo Lewis, Access Control Supervisor Ken Graham and Administrator Lisa Goodwin.

**OTHERS PRESENT:** Jake Schroeder from Jack Vickers office; Paul Dannels & Jon Gray from the Metro District; Dr. Kristine Turner from the Douglas County School Board. Residents: Marti Jones, Jack Vickers III, John Gross, Monica Flinner-Ross, Kevin Leung, Gene Roberts, Beth Westberg, Linda Battin, Joe Gschwendtner

**EXCUSED:** None

**MEETING AGENDA:** See attached

**I. EXECUTIVE SESSION**

The Board of Directors met in an executive session and discussed legal & personnel matters and other topics to be discussed in open session.

**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 approved to accept the May 15, 2009 Board of Director meeting minutes as presented.

Due to his excused absence from the May Board meeting Director Dugan abstained.

## **V. FINANCIAL REPORT**

Len Jacob of the Long Range Planning and Finance Committee presented the May Financial Report. (see attached)

**Motion** Upon motion duly made and seconded, the Board unanimously approved to accept the May 2009 Financial Report as presented.

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

No homeowners requested to be heard.

## **VII. MANAGEMENT REPORTS**

### **A. General Manager – Mark Larson**

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

### **B. Design Review Committee Report – Jim Walker, Mark Larson**

Mark Larson stated that the monthly DRC report is being revised to reflect the new organization and processes of the committee. The new report will be included in next month's board packet.

The home involved in the Greens fire has been scraped and the builder will be presenting plans for the reconstruction to the DRC.

DRC has had activity reviewing landscape plans and some minor remodels. Jim Walker stated that Greg Cook in the new contract position of DRC coordinator has been working out very well.

### **C. Emergency Services Report – Drew Grant**

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

Chief Grant stated that there were 515 incidents in the month of May – a 10% increase over this time last year.

ES has sold to date 422 new transponders, averaging 35 sales per day. The first Saturday sale is scheduled for tomorrow, June 20th from noon to 6 pm in the community room. ES is sending a letter to all residents with a specific date and time for transponder sales based upon where they live. The Village was split into 4 quadrants for this purpose. It was noted that all residents are welcome to come to ES to purchase a transponder at any time during regularly scheduled sales hours.

Chief Grant state that one of the ES patrol officers will be leaving for another job reducing total patrol to 8 – staffing quota is 10. One of the gate officers will be promoted to patrol and they will hire from the outside for the remaining patrol position.

It was reported that the new radio system is working very well. A training class on the appropriate use of the radios will be conducted in June for all of the ES officers and dispatch personnel.

Gate Officer Rob Coffee resigned this month. The open position at Gate 3 will be filled with an HSS officer.

## **VIII. ACTION ITEMS**

No action items were identified for this month's board meeting.

## **IX. INFORMATION/DIRECTION**

**A. Douglas County Board of Education** – Dr. Kristine Turner, President Douglas County School Board and Kevin Leung, School Advisory Council Representative

Dr. Turner addressed the Board on the issue of Douglas County School District's recent announcement that they would be removing 28 of the 31 school bus stops within the Village. Dr. Turner stated that due to "massive budget cuts" \$2.4 million was cut from County's transportation budget. As a result the DCSB patterned their revised transportation plan after Cherry Creek and Jefferson County by replacing many of the stops with "magnet stops" along the main busing corridors. Dr. Turner stated that the County would be willing to include additional stops along the corridor that the bus is already traveling. Other options before the County are to charge students to ride the bus, or neighborhoods can also pay for additional stops. It was also noted that a stop that is not working can be moved. Dr. Turner said that the DCS Board is actively seeking community input as the solution to the problem has not been finalized.

The CPHA Board stated that having only three magnet stops in the Village would not work because there could be up to 40 children in front of one house, the cars coming to drop off and pick up the children at the stop could shut down many of the roads in the Village, and there are also safety concerns for children attempting to walk to these stops. The Board asked if the county would be willing to increase the number of stops along the bus corridor through the Village. Dr. Turner stated that this option was a budget problem and that the Board should work with the school district's CFO, Steve Herzog, to find a mutually agreeable solution.

## **B. Vicker's Presentation – Jack Vickers**

*The agenda item "Village Lake Fitness Center Realignment" was cancelled.*

Jack Vickers presented to the Board his plan for residential and commercial development in an area entitled "Lagae South", located near gate 5, and his desire to have the property annexed into Castle Pines Homes Association. A handout was distributed to the Board showing different colored areas with a description of their planned development (see attached document).

Mr. Vickers stated that this entire area was changed last year in Douglas County's Master Plan from agricultural to an urban designated area. He stated to the Board that his plan has been informally submitted to the City of Castle Pines North for inclusion into their municipality. Lagae road will be extended to intersect with Happy Canyon Road. A new realignment is planned for the Happy Canyon exit on I-25; 600 feet off the exit there will be a round-about that will provide a right turn onto Lagae Road.

The multi-use/town center commercial area will be approximately 300,000 square feet, include only smaller-sized retail stores and be pedestrian friendly. The commercial area in use area 2 will include convenience type of retail outlets such as a gas station. The blue parcels are designated for church, school and office developments. Mr. Vickers stated that they would be willing to build for the Village an upgraded Gate 5 – a conceptual architectural drawing was shown to the Board.

The residential area is approximately 220 to 250 acres with a total of ~200 units – Mr. Vickers noted that this is the same density as the CPV plan. There will be three different types of residential product: (1) area 8 will be similar to the upper end Toll homes in the 900K to 1.3M range, (2) area 9 will be high end, empty nester cluster homes that are architecturally distinctive – 100 units at approximately 1.2 to 1.7M, and (3) area 10 will have approximately 30 custom home estate lots with 1 acre average size.

Mr. Vickers stated that he is asking Castle Pines North to annex his property because they can provide "faster and more predictable results" than if he were to take his plans to the County. He stated that although they believe that Douglas County would be receptive to their plans, "the length of time it would take to bring this project into fruition would be considerably longer than if they annexed the property into CPN". Mr. Vickers also noted that while CPN would be the municipal jurisdiction they are amenable to having this area become a part of CPV. It was discussed that should the property be included within the Village it would then be subject to the Village's CC&R's and the DRC's architectural review process. All roads extending from Lagae would become private roads. As the municipality CPN would have authority over the zoning and planning aspects of the development.

Mr. Vickers stated that they would be presenting their annexation and master plan to CPN in four weeks and expect that they (CPN) would process the plans by or before the end of the year. Mr. Vickers said that as long as we agree on the alignment it is anticipated that CPN will have Lagae road completed by Fall 2009.

The Board stated that they would plan to meet soon to discuss this issue further and would get back to Mr. Vickers before his presentation to CPN.

### **C. Metro District Items – Paul Dannels**

Paul stated that Douglas County has been receptive to Metro's plan to install roundabouts on Happy Canyon road. The entire project is expected to cost approximately \$400,000. The first phase is to install two roundabouts, one between Gate 3 & 4 and one between Gates 1 & 2, by the end of the year. It was noted that there are 85% fewer accidents at a roundabout versus a 4-way stop or a street light. A roundabout forces the driver to pay attention, and the placement of big trees in a roundabout also significantly reduces speed.

### **D. Traffic Infraction Discussion– Mark Larson**

A visitor to the Village, who is also a member of the Country Club, received a traffic violation by mail for failing to yield to an ES vehicle and for the unsafe operation of a motor vehicle on village roadways. The individual did not appear at the Enforcement Committee hearing and returned a certified letter sent from the CPHA. The individual sent a letter with a copy of his driver's license and registration and a check for \$100 (which was not the finding of the Enforcement Committee). The Country Club member stated since he is not a resident of the Village he was unaware of his responsibilities to abide by the Association's covenants. The Board directed Mark Larson to write the individual by certified mail and inform him of his responsibilities to honor our rules and pay the appropriate fine.

Mark Larson stated that Greg Braden from the Emergency Services Committee, and who is also on the Country Club's membership committee, would speak with the Country Club to see if they could add to their membership agreement a statement requiring all members to abide by the CPV rules and regulations. The Board asked Mark to provide an update on this issue at the next board meeting.

### **E. Hunting Issue on the King Property –Mark Larson**

Chief Grant attended the DOW's working session in Trinidad last Thursday. There was no public forum or input at this meeting. The DOW stated that they will be making a decision on this issue at their July hearing in Fort Collins.

Mark Larson stated that they were given access and walked the King property with a camera. They were also accompanied by an individual that does line of sight computer modeling, and by resident Brian Hebbard who is a court recognized, ballistics expert.

At the end of July we have a hearing in County court on the permanent injunction. The Board requested that a notice be sent via the email blast asking all residents to submit a letter or email addressed to the DOW indicating their concern that hunting activities not be allowed to continue on the King property. The Metro District stated that they would also write a letter. Letters and emails could be returned to the Homes Association office and they would be presented by our attorney at the next DOW session.

## **F. Summit Club Lifeguards - Mark Larson**

Mark Larson stated that Parks and Recreation committee has determined that for safety reasons it was necessary to add an additional lifeguard to the Summit Club pool. It was discussed that although two lifeguards meet the red cross' safety ratio of 30:1, one lifeguard is not enough to safely monitor swimmers in this pool because of the congestion around the slide area, and the issue of children not seeing the drop off from the shallow to the deep end. After a meeting with Apollo Aquatics it was decided to keep a total of 2 lifeguards on duty no matter how many people are in the pool. One of the lifeguards will now be a "wader" standing in the shallow end of the pool at all times. A lane line will also be installed to provide demarcation of where the shallow end goes to deeper water.

### **Additional Discussion**

Resident John Gross stated to the board that he was concerned as to why 6169 Massive Peak has not been landscaped for over 2 years and requested that a representative of the board meet with residents in that area about what is happening with that property. Standards Monitor Jo Lewis stated that the DRC has recently approved a landscaping plan submitted by the owners and they are starting to do the landscaping. The Board asked that Mark find out from DRC Landscape Technician Bill Holwell what is happening with their landscaping.

## **X. IMPORTANT MEETING DATES**

The July 2009 Board Meeting will be held in the Castle Pines Homes Association Conference Room located at 688 Happy Canyon Road, Castle Rock on Friday, July 17, 2009, 7:00 am Executive Session, 8:00 am Regular Meeting.

## **XIII. ADJOURNMENT**

**Motion** Upon motion duly made and seconded, the Board unanimously approved to adjourn the June Board of Directors Meeting at 10:55 am.

Respectfully Submitted by,

Lisa Goodwin  
Administrator