

**Castle Pines Homes Association
Board of Directors**

Executive and Regular Meetings

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

Friday, July 16, 2009

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

OTHERS PRESENT: Paul Dannels & Jon Gray from the Metro District. Residents: Marti Jones, Monica Flinner-Ross, Leslie Fox, Bob Jondle, Linda Battin & Jack Hummel

EXCUSED: Director Kim Wagner was present by phone during the Executive Session.

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 8:04 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 June 19, 2009 Board of Director meeting minutes with revisions as noted.

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

Advanced on the Agenda

Residents Don & Krystyna Somsy, 714 Golf Club Drive, asked to be heard by the Board regarding several issues: train whistles, the bike room at the VLFC and the opening of the gates for motorcycles. Mr. Somsy stated that Gate 3 would not open for his motorcycle. Mark Larson stated that the 'loop' at the gate detects metal mass so the issue is not one of weight. Drew Grant commented that ES has received several

complaints about this and they are looking at the option of installing a special 'eye' that would assist in detecting lighter vehicles such as motorcycles. At the time there is no immediate solution but ES is working on it. The Board stated that it would be necessary to install a device to detect motorcycles at all of the gates and not just Gate 3.

Mr. Somsy stated to the Board that there is not adequate ventilation, movement of air or sufficient cooling for the bike room located on the first floor of the Village Lake Fitness Center. Monica Flinner-Ross from the Parks & Recreation Committee stated that in trying to maximize the small amount of space within that building it became necessary to turn the rarely used conference room into additional workout space, and the P&R Committee determined that the best use of that space would be as a bike room. Moving some of the equipment upstairs would also free up space for additional equipment to be added to the downstairs workout area. There were also safety concerns as the workout area downstairs was becoming very congested and people were tripping over the cords. Heat reflecting film was added to all of the windows on the south side of the building to help cool the building. Mark Larson stated that we have scheduled for one of the inside glass windows in front of the bike room to be removed in order to assist in ventilation.

The Board encouraged Mr. Somsy to attend the next Parks & Recreation Committee meeting to be held on Tuesday, July 21st at 3pm in the CPHA conference room. The Board stated that as an avid user of the facility the P&R committee would very much welcome Mr. Somsy's input in assisting the Committee to finding a solution amenable to all interests.

Mr. Somsy asked the Board if there have been any developments on the issue of train whistles. The Board stated that we have tried meeting with the railroad directly and have had very little impact. We have also tried to create quiet zones but discovered that only municipalities can do this. And finally, we have also tried to partner with the County to resolve the problem. The City of Castle Rock has been more proactive than the County on dealing with the problem by designating the Chief of Police as the point person to help resolve the issue for the city. It was also noted that railroad law and the Federal Transportation Safety Division both say that it is ultimately the decision of the train conductor to blow the whistle regardless of whether or not there is a quiet zone in place. We have also learned that the pull-cord type of train whistle has been replaced on most trains with a computer programmed device that activates the horn whenever the train approaches a signal. The Board stated that they would welcome Mr. Somsy's help and/or participation in trying to find other options to resolve this problem.

V. FINANCIAL REPORT

Leslie Fox of the Long Range Planning and Finance Committee presented the June Financial Report. (see attached)

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

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*).

Resident John Hemmer has been elected by the Technology Committee to be their committee chair.

Jo Lewis provided an update on 6169 Massive Peak – the landscaper has an approved plan and installation has occurred up to the point where visually you cannot tell that the landscaping has not been entirely completed. The homeowner has also hired the landscape company to do maintenance of that property as well.

Resident Bob Jondle representing the Wildlife Committee provided a statement from the WC to the Board asking for Board approval to work with the Cherokee Ranch on wildlife issues. The WC proposed meeting with CR on a quarterly basis. The Board stated they were in support of the WC's proposal. (*see attached document*)

Mark Larson stated that we have received the plans from CPN on the proposed Canyon's development. Primary access into their construction area is to be Castle Pines Parkway. It was also noted that the Canyon's development has been incorporated into the City of Castle Pines North.

Paul Dannels from the Metro District stated that they have concerns about the Canyon's plan for water usage and for wastewater. A letter and resolution was sent by the Metro District to the City of Castle Pines North. The Board asked that they too receive a copy of the letter.

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

The DRC has reviewed the plans to rebuild the home destroyed in the Greens fire. The home will be replaced to the same footprint as the original.

C. Emergency Services Report – Drew Grant

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

Correction to the Minutes from Chief Grant: Due to a miscalculation of the incidents for the Activity Report for June 2009, it was stated that there were 532 incidents in June 2009 over 437 incidents in June 2008 for a 22% increase in activity. In actuality, the statistics should have reflected a 11% decrease due to the revised report which showed 530 incidents for June 2009 compared to 598 incidents in June 2008.

Parking in the Village has become an issue as of late. The Emergency Services Committee is looking at possible revisions to the policy. The current policy states that there is to be no parking on the Village streets; the problem occurs in determining where it is that service providers can park particularly if they are landscapers with large pickup trucks and trailers on the back. The Board stated that the initial development plan did not anticipate the number of cars per household that we are presently dealing with. The Board discussed options to carve out small areas within the village for visitors to park and/or take common area property and create parking spaces. Paul Dannels stated that they could add this task to their village beautification efforts. The Board asked that a survey of the Village been done indicating possible locations for small parking areas.

Monica Flinner-Ross stated that there is no parking other than along the street for people visiting the Equinox pocket park. The Board asked that Mark Larson work with the P&R committee and the Metro district to determine where a small “pull-in” area could be created near the park, and to come back to the Board with a recommendation.

VIII. ACTION ITEMS

A. Park & Recreation Capital Requests

Mark Larson thanked Jon Gray from Metro for providing cost savings to the CPHA by allowing the CPHA to piggy-back onto Metro’s contract for asphalt.

1) Asphalt Trail Maintenance - The recommendation for repairs to the asphalt trails is a total of 44 linear feet. Metro has already gone through the bidding process to provide us with a cost estimate, and the price quoted is by linear feet.

Motion Upon motion duly made and seconded, the Board unanimously approved the Parks & Recreation Capital Request for the purchase of asphalt overlay for the repair of designated asphalt trails with costs not to exceed \$25,000.

2) New Trail (Summit) - P&R requested that this new trail be a concrete walking trail. The Board stated that while concrete may be preferred it is significantly more expensive; in addition to budget issues we need to be consistent with asphalt trails throughout the Village. Going with the cheaper option of asphalt would allow the remaining budget to be spent on upgrading and maintaining the existing trails. The Board further stated as a matter of policy that all of our trails going forward should be asphalt trails.

The Board thanked Monica Flinner-Ross for her efforts on evaluating and improving the trails throughout the Village. Jon Gray will provide Mark Larson with a new cost for the asphalt trail and P&R will redo the capital request.

B. Emergency Services Capital Request

The ES server is one year past the end of its projected five year life span. The proposed replacement server has been reviewed by the Technology committee’s sub committee and will meet the present and future, software and hardware needs of ES.

Motion Upon motion duly made and seconded, the Board unanimously approved the Emergency Services Capital Request for \$15,600 to purchase a replacement server for ES.

C. Employee Benefit Dollars – Mark Larson

At the request of Director Al Dugan, Mark Larson presented information on the Association's Employee Benefit Dollars program. Upon presentation of the attached slides Director Dugan stated his questions were answered and no further action was required.

IX. INFORMATION/DIRECTION

A. Comcast Update – Director Al Dugan

Director Dugan briefed the Board on meetings he has had with Comcast concerning billing for services. Comcast contends that they have not been billing for all the services provided in accordance with the contract entered into by the Association in 1995. The 1995 contract states that the Homes Association is to provide Comcast with a list of completed homes that are able to receive Comcast cable service. Comcast has agreed to provide a list of homes that are being billed for their basic cable, a service that they should be receiving through the bulk Comcast agreement is paid for by the Homes Association. Once that list is provided and verified Comcast will begin billing the Association for a residential number agreed to by both parties. The additional cost to include homes that they are not presently billing for will be a little under \$5,000 per month. Next year's budget will need to include a \$60,000 increase over this year. There will be approximately a \$20,000 hit to our budget for this year.

In addition, Director Dugan reported that the current Comcast agreement expires in March of 2010 and Comcast is also very interested in negotiating a new agreement to provide services to the Village. Resident Leslie Fox from the Long Range Planning & Finance Committee suggested that we should look at negotiating for a bulk rate on internet service.

B. School Bus Stops – Mark Larson

Directors Al Dugan & Kim Wagner along with Mark Larson met with the transportation people at the Douglas County School District. They successfully negotiated with DCSD to place a total of 12 bus stops within the Village boundaries. DCSD has put the routes up on their website but they are not completely accurate; Mark Larson will contact them to make the changes.

C. Lagae Inclusion – Director Ed Will

Director Ed Will stated that the Board drafted a point paper on the specific issues we have if we are to include the Lagae property into the Village. We will be negotiating with

Jack Vickers III based upon the assumption that there are advantages to the Village to include the property; if it is not financially viable we will not pursue it further.

D. Metro District Items – Paul Dannels

The Metro Board has approved the road improvement contract which includes Evening Star Court and Good Hope Drive, as well as CPHA projects.

The District recently completed a survey via an online link that was posted in the eblast and on the CPHA website. The survey was initiated by Emily Cole, the District's new Water Conservation Coordinator. A total of 66 people responded; 94% stated they believe in water conservation.

E. Weather Warning System– Mark Larson

A letter from the Golf Club was sent to President Ed Will (*see attached letter*). The Emergency Services Committee has determined that a weather warning system would not be that beneficial to the Village. Several questions arose such as: How will it be activated? How extensive does it have to be? And is there an assumed liability issue? ESC determined that there is enough information for residents on weather issues via local television stations. Furthermore, to get the word out to all of the residents is extremely difficult in that by the time a reverse 911 call contacted all of the homes the threat could be gone. ES has a weather radio in dispatch that is monitored at all times. Mark Larson stated that a response letter will be sent back to the Golf Club.

F. Hunting Issue on the King Property – Director Ed Will

The Division of Wildlife has ruled that they will not support our position and they will therefore continue to allow hunting on the King property. We have a date in civil court against the Kings on July 21st and 22nd for the purpose of obtaining a permanent injunction to stop hunting activities. The CPHA attorney does not believe that the DOW ruling will impact our case. The Board stated that they would like for as many residents as possible to show up for the court hearing in support of our position.

G. Village Projects - Mark Larson

- 1) Landscaping** - The 4 monuments in the Summit have been removed and the trees have been installed. The CPHA has received positive feedback on these changes. The landscaping at the intersection of Lagae and Country Club Drive should start now; there are 4, 18-21' trees that will be placed in that location. At Gate 3 there are presently some utility issues that we are working to resolve before we install 3 trees.

- 2) **Gate 4-** Installation of the curb and gutter will start on Monday, and once that is completed everything else will quickly fall into place. The landscaping at the gate is the last activity.

Additional Discussion

Resident Jack Hummel from the Forest Stewardship Committee presented to the Board on the issue of tree beetle. Mr. Hummel stated that there are presently 35-40 trees in the Village infested with IPS beetle. Some trees with brown tips could just be due to a lack of water. The trees identified with beetle are marked with a red ribbon and a letter is sent to the homeowner. The survey did identify one tree that had Mountain Pine Beetle and we want to make sure that we control that. There is a lot of dead scrub oak up at the Summit and we are working on getting an estimate for the removal. We will come back to the Board with this estimate.

It was noted that Monica Flinner-Ross has done an excellent job in creating articles for the Village Reporter informing residents about spraying for beetle. Jim Walker stated that Jo Lewis has done a great job of noting where the dead trees are in the Village, notifying the owners and insuring that they are removed.

The Board asked Jon Gray from Metro if he can create a timeline for the installation of traffic calming devices that we can communicate to the Village.

X. IMPORTANT MEETING DATES

The August 2009 Board Meeting will be held in the Castle Pines Homes Association Conference Room located at 688 Happy Canyon Road, Castle Rock on Friday, August 21, 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 July Board of Directors Meeting at 11:00 am.

Respectfully Submitted by,

Lisa Goodwin
Administrator