

**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 November 16, 2007

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 and Administrator Lisa Goodwin.

EXCUSED: Not applicable

OTHERS PRESENT: Residents Monica Flinner-Ross, Sandra Alinger, Bill Sanko, Len Jacob, Al Dugan, Len Jacob, Peter Cline, Linda Battin, Randy Chambers, Marti Jones and Jack Hummel. 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 7:45 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 October 20, 2007 Board of Director meeting minutes with minor changes.

V. FINANCIAL REPORT

Al Dugan of the Long Range Planning and Finance Committee presented the October Financial Report.

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

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

Resident Peter Cline of 388 Titan requested to speak to the Board about the Summit Club and the Castle Pines Realty Sales office trailer next to Gate 1. Mr. Cline asked if the Board has been addressing the issue of the Summit Club at Board meetings and requested an update on the project status. Mark Larson stated that the issue of the Summit Club has been an ongoing topic at every Board meeting. The Board stated that there is a final plan for construction however the start of the project is awaiting final negotiation with the other parties as to what final construction costs will be. The Board stated that the CP Realty Sales office structure is on property leased by the CPHA and that lease expires August 2008.

VIII. NEW BUSINESS

C. 2008 Association Budget--Al Dugan
Advanced on the Agenda

Al Dugan, Chairperson of the Long Range Planning & Finance Committee, presented to the Board the 2008 Budget for the Homes Association. Mr. Dugan stated that all committees including the LRP&F have been working hard on the budget for the last 3 months. Homeowner's dues, for the fourth consecutive year, will not increase. The Board stated their appreciation to all who have worked on the budget with special recognition to the LRP&F for having done an excellent job in controlling our operating budget. Due to their careful and diligent efforts additional community amenities were realized, as well as the addition of two committees to the budget, the Forest Management Committee and the Wildlife Committee. The Board emphasize that this is all due to the work of volunteers in the community with no compensation and they all do an excellent job. Since the Homeowners have taken over the Board there has been no dues increase, and due to the efforts of the committees and our General Manager Mark Larson the CPHA is one of the better run HOA's in the State.

Motion Upon motion duly made and seconded the Board unanimously approved to accept the recommended 2008 Association budget of \$4.5 million in revenues with allocation to reserves and expenses of \$4.1 million.

VII. DEPARTMENT REPORTS

A. Management Report--Mark Larson

Mark Larson, General Manager of the Castle Pines Homes Association, presented his

Management Report. An amended report was sent to all of the Board members in advance of the Board meeting. The Village Reporter will see a change of leadership as Sandra Alinger retires from the position of editor and fellow committee member, Marti Jones, will now assume this responsibility. Ms. Alinger will remain in an advisory capacity for future issues. The Board stated that Sandra has done an excellent job of producing the VR and that her dedication and commitment to excellence are an additional testament to how valuable our resident volunteers are. Mark Larson stated that at a training session class conducted by the National CAI (Community Association Institute) he was asked to submit a copy of our association's newsletter; there were comments on our newsletter that it was one of the most professional and well designed HOA newsletters. Paul Dannels from the Metro District also complimented Sandra on the presentation of Metro articles in the VR. *See attached report.*

B. Design Review Committee Report--Jerry Winkelman

Jerry Winkelman, Design Review Administrator presented the DRC report. Activity has been typical for this time of year. There have been a lot of new home starts on Country Club Drive. Toll Brothers is closing out by the first of the year with only 6-7 homes left for construction to be done by this time next year. Cielo is expected to begin construction after the first of the year. *See attached report.*

C. Emergency Services Report--Dan Solt

Dan Solt, Chief of ES, presented the Emergency Services report. A new shirt was presented to the Board that the ES committee has approved for use this winter. The previously approved green shirts are fading and don't fit very well. The new shirts will be for the gate officers and for dispatch. The ES committee also suggested that they review this again in March to consider reinstating a more formal look for the summer. The Board approved the new shirt. *See attached report.*

VIII. NEW BUSINESS

A. Emergency Services Capital Request

Dan Solt, Chief of ES, presented to the Board a capital request for the purchase of two speed detection devices. One to be permanently mounted into a vehicle and will be capable of detecting speed from the front and the back, and the other to be a hand held, battery operated radar device.

Motion Upon motion duly made and seconded the Board unanimously approved the Emergency Services capital request for \$3,596 for the purchase of two new speed detection devices.

B. Charitable Organizations Policy

The Board requested that the Parks and Recreation Committee produce a policy addressing requests by charitable organizations to hold events in the Village that would require the use of Homes Association resources.

D. Hearthstone Realty Fine Waiver Request--Randy Chambers

Randy Chambers a realtor with Hearthstone Realty and representing the property at 6134 Missouri Peak Place requested from the Board that the current fines on the property assessed by the Homes Association be waived. The Board upheld the Enforcement Committee's decision and denied the appeal. The Board stated that the fines assessed were a result of the homeowner's failure to adequately landscape the property. The bank as the current owner now assumes the obligation to landscape the property according the CPHA covenants.

Motion Upon motion duly made and seconded the Board unanimously denied the appeal of the Enforcement Committee's decision to retain the fines assessed against the property at 6134 Missouri Peak Place as a result of failure to comply with CPHA's landscaping requirements.

IX. OTHER BUSINESS

A. Forest Stewardship Committee Update--Jack Hummel

Jack Hummel, Chair of the FS Committee, gave a presentation to the Board. With the combined efforts of the CPHA, Metro, the Golf Club and the Country Club a comprehensive plan has been created by the retained contractor, Anchor Point. This plan includes and ecosystem management plan, a community wildfire protection plan, and a weed management survey and plan. A stakeholder's meeting was held to review the draft Community Wildfire Protection plan. Our forest has been categorized as having a moderate risk for fire danger. The recommendations are: (1) evacuation signage, (2) reflective home numbers, (3) forest cleaning to include the removal of dead wood and mistletoe, (4) to review the diversity of trees and plants approved by the DRC for landscaping, (5) public education utilizing the newsletter, and (6) defensive space plan. Future actions include: taking input for modifications to the plan, a stakeholder meeting to approve the final draft, submitting the final draft to the Board for review, and a review/discussion of this plan at the next annual meeting. The Board thanked Jack Hummel for his hard work at producing such a thorough and comprehensive plan.

B. Canyon Club Building Update

Motion Upon motion duly made and seconded the Board unanimously approved the payment of \$33,332 to Pirnack-Walters for the Canyon Club project.

C. Summit Club

Update provided during the Homeowner's request to be heard.

D. 2 Borealis Way

The CPHA has been successful in a court ruling, however the opposition has filed a motion to delay providing the required funds. The Board stated that we must have our attorneys request legal fees for spurious motions.

E. Water Conservation

No updates at this time.

F. Incorporation Update

The committee has sent out a letter to all residents to correct the misinformation included in the most recent letter from the CPPA. The petition signing is presently underway. The committee is presently doing some budget refinement related to the costs of operating the proposed new city.

X. IMPORTANT MEETING DATES

The January 2008 Board Meeting will be held in the Castle Pines Homes Association conference room located at 688 Happy Canyon Road, Castle Rock on Friday, January 18, 2007, 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 November Board of Directors Meeting at 10:50 am.

Respectfully Submitted by,

Lisa Goodwin
Administrator