

**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, July 18, 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, DRC Administrator Jerry Winkelman, Standards Monitor Jo Lewis, Chief of Emergency Services Drew Grant, Accountant Carol Tilton and Assistant to GM Cindy Williams

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 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 arise. No conflicts were identified.

IV. MINUTES

Upon motion duly made and seconded the Board unanimously approved to accept the May 16, 2008 Board of Director meeting minutes presented.

V. FINANCIAL REPORT

The June Financial Report was presented by Len Jacobs.

Upon motion duly made and seconded the Board unanimously approved to accept the June 2008 Financial Report.

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

The board agreed that the policy for open houses in Castle Pines needs to be addressed. The new policy should accommodate for more open houses and should benefit both small and large real estate firms. The Board agreed that that this issue requires attention and Ed Will agreed to lead this effort on the Board's behalf.

VII. DEPARTMENT REPORTS

A. Management Report – Mark Larson

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

Due to scheduling conflicts Mark Larson requested that the next two board meetings dates be changed. The August 15th meeting will meet August 22nd, and the September 19th meeting will meet September 26th.

B. Design Review Committee Report – Jim Walker

Jim Walker, Chairman of the Design Review Committee presented the DRC report.

C. Emergency Services Report – Drew Grant

Drew Grant noted a decrease in criminal activity. He also noted continued support from the Douglas County sheriff's office to parole the village. There was a reverse 911 call done to all residents informing them of the Neighborhood Watch meeting on July 16. Approximately 50 residents attended this meeting.

VIII. NEW BUSINESS

A. CPHA Staff Organization – Mark Larson

Mark Larson submitted a proposal for restructuring of HO staffing. Briefing slides are attached.

B. Access Control Staffing Proposal – Craig Sundquist, Drew Grant, and Mark Larson

Craig, Drew and Mark made a presentation on a proposal for temporary extended gate hours staffing and review of CPHA Access Control System. Briefing slides are attached. Motion was made to accept the staff restructuring and temp gate hours and top to bottom review of access control and procedures. Briefing slides attached.

C. Community Survey Process

Mark Larson presented a proposal for a Community Survey for the Village. More information will be presented at the August meeting of the Board of Directors. Briefing slides attached.

D. Lagae Property Road Alignment –

There was discussion of the future of Lagae Road when Chris Fellows property is developed. The road alignment of Lagae Road will change as a result of this future development however the access to Gate 5 will remain. The Board directed Mark Larson to respond to the referral notice from the City of Castle Pines North that access to Gate 5 must be maintained and that the Village requests that the Monarch Blvd extension be completed in the first phase of the project to enhance Village access to local schools.

IX. OTHER BUSINESS

A. Kimball Property Update

Mark Larson presented a modified plan for the Kimball property to the Board. The DRC has reviewed this plan and was satisfied that it met the requirements of the Homes Association.

B. Summit Club—Mark Larson

Mark Larson reported that work by developer on this project continues. The current completion date is set for August 15, however, that date does not appear to be realistic. Mark reported that he would continue to monitor the project.

C. 2 Borealis—Mark Larson

Mark Larson continues to meet with the homeowner to resolve completion issues. Mark feels that the progress has stopped and will look into this issue and report back.

D. Water Conservation

Earlier in the meeting the Metro District reported that water usage has peaked tremendously this summer due to several dry months.

X. IMPORTANT MEETING DATES

The next Board of Directors meeting is scheduled for Aug 22, 2008 at 8 a.m. in the CPHA conference room, 688 Happy Canyon Road.

XI. ADJOURNMENT