

**Castle Pines Homes Association
Board of Directors**

Special Meeting

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

Tuesday, August 8, 2023

10:00 a.m.

ATTENDEES: Directors – Frank Jacobsen, President; Doug Cooper, Vice President; Chuck Skinner, Treasurer; Wendy Ingraham, Secretary; and Al Notary, Assistant Treasurer. Present from the CPHA: Mark Larson, General Manager and Assistant Secretary; Matt Wortsman, Chief of Emergency Services; Linda Matthews, Executive Assistant/Design Review Administrator; Kevin Olsen, Compliance Coordinator; and April Clendenin, Accountant.

OTHERS PRESENT: Representatives from Haselden Construction via video conference: Quinn McKay and Ben Barella. Residents in person: Hugh Bernardi. Residents via video conference: Cassie Vetter, Jon Manchester, Patty Kincaid, Vic Pluto, Peter Wise, Don Hansen, Larry Spivak, Ronald Lambke, Samuel Moore, and Carol Kingsley.

EXCUSED: None

I. CALL TO ORDER / MODIFICATION OF AGENDA

Frank Jacobsen called the Castle Pines Homes Association special Board meeting to order at 10:00 a.m. and noted the following: all Board members are in attendance. Also present in the room are Mark Larson, General Manager; Matt Wortsman, Chief of Emergency Services; Linda Matthews, Executive Assistant/Design Review Administrator; Kevin Olsen, Compliance Coordinator; and April Clendenin, Accountant.

II. CONFLICT OF INTEREST DISCLOSURE

Frank Jacobsen stated the Conduct of Meeting Policy states that Board members must disclose any conflict of interest related to this month's special agenda items or at any time during the meeting should a conflict of interest arise. No conflicts were identified.

The Board meetings are for Members of the Association and invited guests of the Homes Association only. Mr. Jacobsen asked any non-members or unauthorized guests to please leave the call. Under the Homes Association Governance Policy, there is no

video or audio recording of Board meetings permitted except by the Castle Pines Homes Association.

Frank Jacobsen shared the following guidelines for the meeting:

- All video participants are asked to keep their microphone on mute until you are ready to speak.
- If you have a question or wish to comment, click on the reaction icon at the bottom of your screen and you will be recognized.
- Please keep your comments to two minutes or less.
- Please refrain from attempting to speak while someone else is speaking.

Frank Jacobsen stated that the Board would like to thank Mark Larson and the Parks and Recreation Committee for their efforts in getting the project to this point. This has been a complicated project to find solutions to meet our community's needs and the costs to meet the standards of our signature amenities.

III. HOMEOWNERS REQUEST TO BE HEARD: Items not on the Agenda

No homeowners requested to be heard by the Board.

IV. ACTION ITEM

A. Haselden Agreement for Canyon Club Project (Civil Engineer Plans)

Mark Larson presented the following:

- The project at the Canyon Club will be done in two phases.
- The first phase includes removing the toddler pool and replacing it with a 1,000 sq. ft. pool with play structure, plus a 325 sq. ft. splash pad.
- The current toddler pool is leaking and is not an adequate facility for children in the Village.
- Colorado Pool Designs has designed the first phase of the project which will begin in February 2024 and depending on the procurement of materials and equipment, to be completed in mid-summer 2024.
- The first phase has a budget of about 2.2 M to 2.3 M.
- The Canyon Club large pool will be open as usual in the summer of 2024.
- Civil engineering needs to be done and Haselden will take care of this.
- Today the request is to release \$37,323 for the civil engineering to be completed and submitted to Douglas County for approval and building permit.
- The Board worked with Haselden to make changes to the agreement.

Motion

Following discussion by the Board and upon motion duly made and seconded, the Board unanimously approved the expenditure of \$37,323 for the design of the

engineering for the phase one toddler pool and splash pad and approved the contract in the Board package subject to further clarification of the schedule for payment of the contract sum, with any officer of the Association authorized to execute the contract as approved.

V. ADJOURNMENT

The next monthly Board meeting is August 24, 2023.

Motion Upon motion duly made and seconded, the Board unanimously voted to adjourn the August 8, 2023 Special Board of Directors meeting at 10:20 a.m.

Respectfully Submitted by,

Linda Matthews
Executive Assistant/Design Review Administrator