

**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 May 16, 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 Administrator Lisa Goodwin.

EXCUSED:

OTHERS PRESENT: Residents Monica Flinner-Ross, Arlene Raskin, Linda Battin, Kim Wagner, Marti Jones, and Paul Dannels, General Manager for the Castle Pines Metro District.

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 of interest arise. No conflicts were identified.

IV. MINUTES

Motion Upon motion duly made and seconded the Board unanimously approved to accept the April 18, 2008 Board of Director meeting minutes as presented.

V. FINANCIAL REPORT

On behalf of Len Jacob, Chair of the Long Range Planning and Finance Committee, who was unable to attend this month's meeting, General Manager Mark Larson presented the April Financial Report.

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

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

Ron McConaghy of 5080 Castle Pines Drive South requested to be heard by the Board on the issue of operating hours at the Village Lakes Fitness Center. Mr. McConaghy requested that the Board make the facility available to residents, through their access cards, on a 24 hour/7 day a week basis. He provided the Board with a petition signed by 12 residents. The Board stated that they would refer this request to the Parks and Recreation Committee for their recommendation first. Monica Flinner-Ross of the P&R committee invited him to attend their next meeting on Wednesday, May 21 at 3pm here at the HA building.

VIII. NEW BUSINESS

Advanced on the Agenda

A. Enforcement Committee Appeal--Dinh

Mr. Dinh of 6292 Ellingwood Point Way was present to appeal a ruling from the Enforcement Committee assessing a \$10,000 fine for failure to complete landscaping within the time required by the CPV Rules and Regulations. The Board was provided with a timeline of activity concerning the HA's enforcement response dating back to September 2007, along with a copy of all documentation sent to and received from the resident. The Board stated that the Homeowner failed to respond by any of the stated deadlines in the mailed notifications, and has failed to comply with the HA's stated landscaping requirements.

Motion Upon motion duly made and seconded the Board unanimously approved to uphold the Enforcement Committee's Decision on February 19, 2008 to levy a fine of \$10,000 to the Homeowner at 6292 Ellingwood Point Way for failure to install landscaping according to the Rules and Regulations of the Castle Pines Village Homes Association.

Director Ed Will left the Board Meeting after this discussion due to a family obligation

VII. DEPARTMENT REPORTS

A. Management Report--Mark Larson

Mark Larson, General Manager of the Castle Pines Homes Association, presented his Management Report. Mark stated that he had a meeting with representatives of Douglas County to discuss the topic of train whistles. The County is presently undertaking the project of a Quiet Zone study, consisting of two distinct phases, that is anticipated to take as long as 3 years to complete. The County's study covers the area along the Santa Fe corridor from C-470 to Larkspur, however the County Commissioners have agreed to begin this review at the section of train tracks abutting the Village; this includes a total of 6 crossings, 4 of which are private and the other two are considered private-commercial. The County is anticipating placing microphones in or near the Village to determine decibel sound levels. It is important to note that there is no threshold of sound from which to determine whether or not a quiet zone would be warranted for a particular crossing, and that any crossing whether public, private or private-commercial can qualify for a quiet zone. Douglas County is also working with a consultant on

this project, an individual recently retired from Union Pacific RR and well versed in the complexities of this issue. Even with a quiet zone in effect the engineer of the train reserves the right to blow the whistle if he or she determines that there is an eminent danger on the approaching crossing. The Board stated that they were very pleased that the County has started this process and fully expected that it would take some time to complete. *See attached report.*

B. Design Review Committee Report--Jerry Winkelman

Jerry Winkelman, Design Review Administrator, presented the DRC report. There is presently no activity occurring with the majority of builders in the Village. Cielo has started work on the foundation and the Summit Club is framed. *See attached report.*

C. Emergency Services Report--Drew Grant

Drew Grant, Chief of ES, presented the Emergency Services report. The officer doing the vacation checks has found more unlocked doors than previous officers in that role, in increase of almost 200% over previous reporting. ES will be working to reinforce to residents when requesting vacation checks that they should secure and/or lock all access points into their homes. There has been an increase in traffic safety efforts over the last month--officers are making efforts to educate and warn first, although some violations have been written. They have gone to 10 hour shifts to save on overtime. Maintenance logs are now required on all vehicles and shift reports must also be completed by each officer. They recently hired a new officer, reducing to four the number of open positions. Gate 5 repairs should be completed today. A Village wide test of the R911 system will be initiated the first week of June and Emily has updated the form for residents to submit their emergency contact information. Notice will go out in the e-blast and on Channel 22 beginning this week. *See attached report.*

VIII. NEW BUSINESS

B. Emergency Services Capital Request--Mark Larson

Motion Upon motion duly made and seconded the Board unanimously approved the Emergency Services capital request of \$72,407.63 for the purpose of upgrading/replacing Gate 4.

C. Emergency Services, Appointment of Committee Member

Resident and retired police chief, Brian Hebbard has submitted his qualifications for the purpose of becoming a member of the ES Committee. The Committee has in turn recommended him to the Board.

Motion Upon motion duly made and seconded the Board unanimously approved the appointment of Brian Hebbard to the Emergency Services Committee.

D. Castle Pines Seed Mix--Dan Roth

Dan Roth presented to Board for consideration the issue of either limiting or removing any DRC requirements for the use of Castle Pines Seed Mix on the right of ways throughout the Village; with specific mention made regarding the Summit area and how the seed mix placed in that area looks unfinished and "weedy". Jim Walker stated that the issue of landscaping in the right of way must also consider the problem of residents putting boulders, bollards, stakes and other devices to prevent damage from cars parking or driving onto these areas. These can be hazards and the HA has been working with the Metro district to identify and then notify residents that they must remove them--doing so on a house by house beginning in areas where there are no construction activities. The DRC guidelines encourage residents to keep the right of ways looking nice and boulders can be okay if they are not a hazard. Grass, mulch and CP seed mix are the three basic choices for landscaping the right of way. The Board stated that a solution needs to be found that works both for the resident's landscaping efforts and for Metro.

IX. OTHER BUSINESS

A. Summit Club--Jim Walker

Rob Johnson of Toll Brothers was unable to attend due to a family obligation. All construction activities for the building at the Summit Club presently coincide with the time line provided to the Board at the start of the project. The pool contractor however did not start when supposed to perhaps due to inclement weather. We need to ask Rob if they will be able to make up for that time in order to open as scheduled.

C. Access Control Update--Drew Grant

In an effort to address the problem of dispatch not being able to speak to and hear clearly the drivers in the guest lane, Drew stated that he, Mark Larson and Greg Braden from the ES committee have been looking at other options and collecting bids to replace the code blues at each gate. Drew also met with Mike Fisher from ERP to look at testing a speaker system similar to those used at fast food restaurants.

D. 2 Borealis Way--Mark Larson

The Homeowner is still working to complete the landscaping. Jerry Winkelman is meeting with the Homeowner's daughter this afternoon to review.

E. Water Conservation--Mark Larson/Paul Dannels

Mark Larson provided the Board with a copy of a document drafted by Joe Gschewedtner and handed out at the Metro Board meeting concerning the different issues related to water conservation. Paul Dannels stated that they are just about done with the approval process for a grant from the Water Conservation Board. As infrastructure costs become more and more expensive, water conservation efforts are becoming more critical. Metro's goal is to get peak day demand to level out; it's about getting the homeowners to better manage their water usage.

X. IMPORTANT MEETING DATES

The June 2008 Board Meeting will be held in the Castle Pines Homes Association conference room located at 688 Happy Canyon Road, Castle Rock on Friday, June 20, 2008, 7:00 a.m. Executive Session, 8:00 a.m. Regular Meeting.

XI. ADJOURNMENT

Motion Upon motion duly made and seconded the Board unanimously approved to adjourn the May Board of Directors Meeting at 11 am.

Respectfully Submitted by,

Lisa Goodwin
Administrator

Addendum (10/01/08)

Resident Kim Wagner was in attendance