

CASTLE PINES NORTH METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

February 20, 2007

HELD: Monday, February 20 at 7:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

ATTENDEES: Directors Ted Lohr, Mark Shively, Bruce Thompson, Cortney Brand, and Jonette Brown Eyes were present. Also in attendance were District Manager Jim McGrady, District Administrator Janet Burnham, District Parks and Open Space Manager Charlie Fagan, and District Counsel John Hayes. Accountant Jason Carroll was present as well as Communications Consultant, David Lichtenstein. Five residents also attended. In addition, Chris Fellows, of HF Holdings, was present.

CONFLICTS: None

APPROVAL OF AGENDA: Approved

QUORUM: Present

PUBLIC COMMENT: None

Chris Fellows addressed the Board regarding the inclusion agreement between the District and HF Holdings as it pertains to the Lagae parcel. He stated that he would like to see the agreement accomplished quickly and expressed concern about the possibility that there could be a requirement for an inclusion fee and/or the need to provide surface water. Fellows also stated that he disagreed that some of the District's information requirements needed to be fulfilled before the inclusion could be accomplished. The Board requested of Fellows that he meet with District Manager McGrady and District Counsel Hayes to negotiate the terms of the agreement.

ACTION ITEMS:

Director Thompson moved to approve the minutes of the regular meeting of January 16, 2007. The motion was seconded by Director Brown Eyes and was approved by all.

A motion was made by Director Thompson to approve the January 2007 financial report. The motion was seconded by Director Brand and was approved by all.

Director Thompson moved to approve the January 2007 payables in the amount of \$264,320.91. Director Brown Eyes seconded the motion and all voted in favor.

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS
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Manager McGrady addressed the Board regarding the Water Resources Optimization Study Cost Share Agreement Between the Town of Castle Rock, Castle Pines Metropolitan District and Castle Pines North Metropolitan District. Direction was given to the Manager and District Counsel to obtain clarification regarding "Section 5 – Reliance" and ensure Chatfield storage is included in the study. Contingent upon accomplishment of the foregoing, Director Brand made a motion to approve the agreement with authorization for the District Manager to sign. The motion was seconded by Director Lohr and all voted in favor.

DISCUSSION ITEMS:

The management/staff update included:

- With regard to snow removal expenditures, Charlie Fagan informed the Board that, subsequent to applying for FEMA aid, the District would be receiving approximately \$2,500 toward incurred costs;
- Fagan informed the Board that bids received for the Community Center xeriscaping project came in higher than original estimates and higher than was budgeted. Direction was given to Fagan to have the contractors re-bid the project based on a revised time line;
- Bids for the District annual landscape maintenance contract will be opened on February 23rd and the results will be presented at the March meeting;
- McGrady informed the Board that, in follow-up to the financing options presented by Wells Fargo, he would be meeting with bond counsel in the next week to review the alternatives.

Communications Consultant David Lichtenstein provided the Board with a revised communications strategy, including a proposed schedule of publications.

At 8:45 p.m. Director Lohr moved to go into Executive Session under §24-6-402(4)(e), C.R.S. (negotiations). The motion was seconded by Director Brand and was approved by all.

The regular session was reconvened at 10:30 p.m. and forthwith adjourned.