

CASTLE PINES NORTH METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

June 27, 2007

HELD: Monday, June 27, 2007 at 7:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

ATTENDEES: Directors Ted Lohr, Bruce Thompson, and Mark Shively were present. Also in attendance were newly-appointed Director Carl Lowman, as well as District Manager Jim McGrady, District Administrator Janet Burnham, District Counsel John Hayes, and District Parks and Open Space Manager Charlie Fagan. Newly-hired Communications Consultant Denise Bassett was present as well as accountant Jason Carroll. Two consultants from American Civil Contractors attended and seven residents were present. Director Brand was absent (excused).

Board President Lohr welcomed Director Carl Lowman and administered the Oath of Office to formally seat Director Lowman on the Board.

CONFLICTS: None

APPROVAL OF AGENDA: Approved

QUORUM: Present

PUBLIC COMMENT: A representative for the North Lynx HOA expressed to the Board that they would like to post no solicitation signs in their neighborhood; however, the Master Homeowner's Association requested that the District approve their signage guidelines. In addition, the North Lynx HOA would like the District to complete the sidewalk through the open space along Arco Iris Lane to Coyote Ridge Park so that the Park can be accessed without the need for trespassing through yards. The Board agreed that they would evaluate the scope of the project. In response to concerns about various landscape maintenance issues, Parks and Open Space Manager Charlie Fagan explained that existing plans call for re-seeding in the fall.

ACTION ITEMS:

Director Lowman moved to approve the minutes of the regular meeting of May 21, 2007. The motion was seconded by Director Thompson and was approved with Director Shively abstaining.

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A motion was made by Director Shively to approve the minutes of the special meeting held May 29-30, 2007. Director Thompson seconded the motion and all voted in favor.

Director Thompson moved to approve the May 2007 financial report. The motion was seconded by Director Lowman and was approved by all.

A motion was made by Director Lowman to approve the May 2007 payables in the amount of \$336,467.95. Director Thompson seconded the motion and all voted in favor.

Director Thompson moved to approve Resolution 2007-04 authorizing the District Manager to execute contracts on behalf of the District which contain confidentiality clauses which are binding upon the District as an entity and the officers and employees of the District. Director Lowman seconded the motion. The Board requested that Manager McGrady inform the Board when he signs such agreements. The motion was approved unanimously.

A motion was made by Director Shively to award the bid from Churchich Recreation for playground equipment for the Retreat Park in the amount of \$102,410. Director Lowman seconded the motion and all voted in favor.

Director Shively moved to authorize the Board President to sign a letter of support for East Cherry Creek Valley's grant application to study zero liquid discharge technologies. The motion was seconded by Director Thompson and was approved by all.

Following discussion of the proposed landscaping project for the Esperanza "S" curve, a motion was made by Director Thompson offering that the District would cover 2/3 of the \$18,468 proposal. The remaining 1/3 would be the responsibility of the concerned HOA. The motion was seconded by Director Shively and, contingent upon acceptance of the offer by the HOA, all voted in favor.

DISCUSSION ITEMS:

Parks and Open Space Manager Fagan requested direction from the Board with regard to the Winterberry subdivision hill erosion project that had been discussed in previous meetings. Consultants Ron Dean and Chad Anema from American Civil Contractors discussed their recommendation for handling the slope with its poor soil conditions. Director Shively moved to approve the expenditure of \$20,000 for the project. In concurrence with the consultants' recommendations, this amount would not include the provision of additional topsoil. Director Thompson seconded the motion and all voted in favor.

With regard to the previously discussed landscape project for the District office, a motion was made by Director Thompson to table the project indefinitely. The motion was seconded by Director Lowman and was approved by all.

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Parks and Open Space Manager Fagan informed the Board that of the three proposed park restroom locations, two met with the approval of the adjacent residents. Fagan was looking to move the third location to reduce its visual impact. The Board concurred that Fagan should proceed with his relocation plans.

Manager McGrady informed the Board that land surrounding Timber Trail Elementary School contains a force main as well as the service line for the school. Since District utilities exist in this area, McGrady had been working with Village Homes/Pinark to have them quit claim the property to the District. The District would take on the maintenance costs that had been billed to Village Homes/Pinark. Director Thompson moved to allow McGrady to proceed with the negotiations without further direction from the Board provided that Village Homes/Pinark would dedicate the land at no cost to the District and provided that Douglas County had no issue with the transfer. Director Lowman seconded the motion and all voted in favor.

Manager McGrady addressed the Board regarding the potential formation of the Plum Creek Water Authority as an adjunct to the Plum Creek Wastewater Authority. Workshop notes were included in the Board packets.

At 9:15 p.m., Director Thompson made a motion to go into executive session per §24-6-402(4)(e) C.R.S. (negotiations). The motion was seconded by Director Lowman and was approved by all.

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