

CASTLE PINES NORTH METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

May 19, 2008 – 7:00 PM

HELD: Monday, May 19, 2008 at 7:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

ATTENDEES: Directors Ted Lohr, Cortney Brand, Mark Shively and Bruce Thompson were present. Also in attendance were District Manager Jim McGrady, District Finance Manager Dan Schmick, District Parks and Open Space Manager Charlie Fagan, District Administrator Janet Burnham, and District Counsel John Hayes. Communications Specialist Denise Bassett was present as well. Approximately 16 residents attended. Director Lowman was absent.

CONFLICTS: None

APPROVAL OF AGENDA: Approved

QUORUM: Present

PUBLIC COMMENT:

A resident expressed concern for the safety of pedestrians crossing Monarch Boulevard to reach Coyote Ridge Park and asked the Board to consider constructing a trail to extend the existing sidewalk. Parks and Open Space Manager Charlie Fagan informed the residents and the Board that he had a contractor investigating the options which he expected would be presented at the June meeting.

Resident and representative of the American Academy Erin Kane extended an invitation to the Board to view the plans for the new school slated for the Lagae parcel on Wednesday at 9:00 a.m.

Resident Ron Clark informed the Board that he had installed an ET irrigation controller at his home and would be pleased to report monthly to the Board on its effectiveness.

ACTION ITEMS:

Director Shively made a motion to approve the minutes of the regular meeting held April 21, 2008. The motion was seconded by Director Brand and was approved by all.

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS
CASTLE PINES NORTH METRO DISTRICT
May 19, 2008

Board President Lohr expressed his thanks and appreciation to the out-going Directors, Mark Shively, Cortney Brand, and Carl Lowman, and presented Directors Shively and Brand with a testimonial plaque commemorating their years of service. Since he was absent, Director Lowman will receive his plaque at a later date. Subsequently, President Lohr welcomed the in-coming Directors, Mark Carlson, Andy Rhodes, and Bill Santos, and administered their oaths of office.

Following the seating of the new Board members, a motion was made by Director Thompson to approve the April 2008 financial report. Director Rhodes seconded the motion and all voted in favor.

Director Thompson moved to approve the April 2008 payables in the amount of \$896,493.88. The motion was seconded by Director Santos and was approved by all.

A motion was made by Director Thompson to award a contract in the amount of \$39,000 to Norris Design for the preparation of a landscape master plan for the District. Director Santos seconded the motion and all voted in favor.

The Board discussed the formation of a six-member committee to provide guidance to Norris Design during the development of the landscape master plan. The Board concurred that Director Rhodes would represent the Board on this committee. A search will be undertaken to select a resident member-at large to work with Director Rhodes on behalf of the District. The balance of the committee will be comprised of representatives from the City of Castle Pines North and the CPN Master Homeowners' Association.

Director Santos recommended to the Board that a financial advisory board be established to provide oversight for District financial reporting. A motion was made by Director Thompson to nominate Director Santos as interim Treasurer until a formal election of Board officers is held at either the June or July meeting. Director Carlson seconded the motion and all voted in favor. Subsequently, by consensus, the Board agreed to have Director Santos proceed with setting up the financial advisory board.

DISCUSSION ITEMS:

For the benefit of the new Directors, Counsel Hayes explained that he is the general counsel for the Parker Water and Sanitation District and, as such, has a conflict that prevents him from representing the Castle Pines North Metropolitan District in regard to any negotiations with Parker Water and Sanitation. Attorney Austin Hamre acts on behalf of Castle Pines North in that regard.

Discussion was held regarding the District's role in the development, design, construction management, and ownership of the planned Lagae parcel park. Manager McGrady proposed to the Board that, subsequent to the meeting between the CPN

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS
CASTLE PINES NORTH METRO DISTRICT
May 19, 2008

District Board, the City of Castle Pines North, the Castle Pines Parks Authority, and Chris Fellows, the developer of the Lagae parcel, the CPN Metro District own and operate the park. A motion was made by Director Rhodes authorizing the Board President to forward a letter to the City expressing the District's willingness to own and operate the park. The motion was seconded by Director Carlson and was approved by all.

With regard to the Rueter Hess purchase and sale agreement, the Board concurred that this matter would be handled at a meeting of the Castle Pines North Finance Corporation.

Manager McGrady updated the Board with regard to various District projects as follows:

- conversion of the water treatment plant from gas to liquid chlorine should be complete by the end of the month;
- Well A5 has been shut down for the season as it is not anticipated that it will be needed during the summer. A quieter pump has been ordered and should be installed in late summer. Further noise abatement will be accomplished with the construction of a wall around the pump;
- the District has completed an initial review of the developer's plans for the Lagae parcel and has provided feedback to the developer.

Counsel Hayes provided the Directors with Board governance principles for their information.

All business to come before the Board having been addressed, the meeting was adjourned at 8:45 p.m.