MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CASTLE PINES VILLAGE METROPOLITAN DISTRICT

Held: Tuesday, July 28, 2026, 9:00 a.m., at 5880 Country Club Dr., Castle Rock, Colorado

A regular meeting of the Board of Directors of the Castle Pines Village Metropolitan District, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the state of Colorado, with the following Directors, constituting a quorum, present, and acting:

Rick Huser
David King
Mike Lanam
Cassie Vetter
Tad Walden

Also present were Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Evan Person, Nicole Koehn, District Staff; Tom George, Dani Kaiser, Spencer Fane; Mark Larson, General Manager, Castle Pines Homes Association, via Zoom; and Cici Holbrook, members of the public, via Zoom.

Potential Conflict of Interest Disclosures

It was noted that disclosure statements have been filed with the Office of the Colorado Secretary of State on behalf of the members of the Board. District Counsel Mr. George stated that no additional potential conflicts of interest were identified specific to today's agenda.

Approval of the Agenda

Director Huser made a motion to approve the Agenda, seconded by Director Lanam.

A vote was called, and the Board unanimously approved the Agenda.

Guest Introductions / Comments from the Community – there were none.

Employee of the Quarter

Mr. Shackelford presented Brent Pickrell, Water Treatment Plant Operator, as the District's Employee of the Quarter. Brent was commended for his technical expertise as a Class A certified operator, outstanding troubleshooting skills, and dedication to maintaining reliable water treatment operations. He was also recognized for his initiative, teamwork, and commitment to continuous improvement, including leading efforts to improve the District's spare parts inventory and consistently responding to operational needs with professionalism. The Board congratulated Brent and thanked him for his exceptional service and contributions to the District.

District Reports

Castle Pines Homes Association Update – Mr. Larson reported that the 4th of July and Village 45th Anniversary celebrations were successful, with approximately 1,000 attendees at the July 3 Music in the Park event and 1,400 –1,500 attendees at the July 4th parade and barbecue. The next Music in the Pavilion event is scheduled for August 23 at 5:00 p.m.

Seasonal pool operations were reviewed. The Summit Club pool will close on August 9 following the start of the school year. The Canyon Club pool will remain open through September 13, and the Fitness Center pool will remain open through November 29.
Mr. Larson stated that negotiations regarding Hotwire are ongoing.

An update was provided on the community's pine beetle mitigation efforts. Approximately 93% of the community participated in the pheromone packet program. The Forest Stewardship Committee is monitoring beetle activity, and the program's full effectiveness is not expected to be known until next spring. Funding for continued forest health and pine beetle mitigation efforts is included in the HOA's long-range financial plan and will be considered during the upcoming budget process.

District Manager's Report

Mr. Shackelford presented the Quarter 2 Report to the board.

Operations Updates - Water treatment staff moved back into the building (requiring the relocation of SCADA and IT controls). A new roofing project (currently ongoing) was initiated. All wells remain operational.

Capital Projects - All wall pours for the new water tank were completed. The 2026 roadway work has started. Roadway work is expected to continue through Q3.

Q2 Financial Updates - Nearly $8.0M of bond proceeds have been spent this year. With $1.6M remaining in bond funding, all remaining bond proceeds will be spent in Q3. Over the life of the bonds, we have generated $4.5M in investment revenue through smart financial management. The annual audit was completed and filed with all regulatory agencies. The District received an unqualified "clean" opinion. The Finance team has begun preparing the 2027 budget.

PCWRA Updates - PCWRA is still working through the permit process with CDPHE. They expect a draft of their new permit within the next 2-3 months. The reuse reservoir rehabilitation project is proceeding on schedule. No update on the US 85 expansion since last meeting.

The Board discussed proposed federal PFAS legislation introduced by Congressman Gabe Evans that would exempt water and wastewater utilities from being designated as PFAS source polluters, instead placing responsibility on PFAS manufacturers. Staff explained that, without such protections, future PFAS treatment requirements could result in significant infrastructure costs for regional wastewater utilities.

Staff noted that the legislation is still under consideration and that PCWRA is working with the Colorado Wastewater Utility Council and its legislative representatives to monitor the bill. The Board requested to remain informed of any significant developments. Staff also provided clarification on PCWRA performance data, explaining that the Biochemical Oxygen Demand (BOD) graph measures wastewater strength rather than flow volume and that lower BOD levels generally result in reduced treatment requirements.

CPVMD Water Usage Reports – Mr. Shackelford reported that approximately 60 million gallons of water were produced during June, with 56.6 million gallons billed. Water usage increased compared to the previous year due to hotter-than-average temperatures and below-average precipitation during the month.

The Board discussed year-to-date water usage trends compared to the 2020 baseline established with the District's water conservation program. Water usage remains below 2020 levels, though water usage has increased over 2025 because of increased irrigation demand during the hot, dry summer. Staff also noted that additional homes have been added since 2020 and that overall groundwater pumping remains lower due to conservation efforts and reduced unaccounted-for water losses.

Staff reported that five water mainline leaks were repaired during June, resulting in only a modest increase in unaccounted-for water. The leaks occurred on Albion, Northstar, Lost Elk, Fireside, and in the Homestead area. Staff also clarified the District's responsibility for water service lines and curb stop valves and noted that leaks are typically identified through staff observations or resident reports.

The Board discussed the importance of continuing to monitor water usage trends and conservation efforts as they relate to the District's long-term water supply and capital improvement planning.

Capital Projects Update

WTP2 Consolidation – The Operations team has moved into their new office. Work on process piping and electrical work will continue throughout the new plant. We have completed the roof tie-in. August work includes completing the programming of new PLCs and SCADA displays and completing process piping and installation of equipment for the new filters to operate. The next milestone is to complete process piping and test new filters (August). Complete upgrades to existing filters (November).

New Water Tank – All wall pours complete. We are working on installing scaffolding and reinforcement for the roof pour. August work includes the roof pour and scaffolding removal. The next milestone is the roof pour in August.

2026 Roadway Project – The project was initiated on July 6, 2026. The completed roads include Westchester Circle, Preston Court, Lead King Drive, Lead Queen Drive, Hidden Pond Place (ongoing), Tolland Court (ongoing), and Tolland Drive (ongoing).

Director Walden requested an update on the pond. Mr. Shackelford reported that a water level indicator has been ordered for the pond to monitor water levels and help determine the source and timing of inflows. The data will help staff identify how the pond is being replenished.

Staff noted that the pond level has continued to decline and discussed recent algae growth. Treatment has been performed to address the algae, and staff will continue monitoring conditions.

Discussion & Action Items

Consent Agenda

Director Huser made a motion to approve the Consent Agenda, seconded by Director Vetter.

Approve the Minutes of June 18, 2026, Regular Board Meeting.

Ratify the Approval of June 2026 payments of $1,905,358.15.

A vote was called, and the motion passed unanimously.

Review of June 2026 Financials – Director Lanam and Director King met with the Finance team prior to the meeting. No comments or issues from the finance team.

Confirm Tuesday, August 25, 2026, Regular Board Meeting at 9:00 a.m. – the Board confirmed the Regular Board meeting on Tuesday, August 25, 2026, at 9:00 a.m.

Executive Session

At 10:06 a.m., Director Huser made a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b) & (e), to confer with the District's legal counsel and receive legal advice on specific legal questions, and to discuss matters subject to negotiations, develop strategy for negotiations, and instruct negotiators regarding: 1) District Long-Term Water Planning, 2) PCWRA reuse water, 3) Hotwire Project, 4) JAM Ranch, 5) Starbuck HOA, 6) District Forum & Planning Agenda, 7) District Retreat, and 8) Backflow Preventers. The motion was seconded by Director Lanam.

Upon a unanimous vote, the Board entered into an executive session.

The Board left the executive session, and the regular session resumed at 1:20 p.m.

There being no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the regular meeting at 1:20 p.m.

The Board of Directors approved the foregoing minutes on the 25th of August 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary