

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

Held: Tuesday, August 25, 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, LeAnna Gonzales, District Staff; Tom George, Dani Kaiser, Spencer Fane; Mark Larson, General Manager, Castle Pines Homes Association, via Zoom; and Cici Holbrook, Beth Westberg, members of the public, via Zoom.

Potential Conflict of Interest Disclosures

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

Approval of the Agenda

Director Huser moved to approve the Agenda, seconded by Director Vetter.

The Board unanimously approved the Agenda.

Guest Introductions / Comments from the Community – Ms. Westberg had the following questions about the proposed Special Election to eliminate Board term limits.

- How does eliminating term limits support bringing fresh ideas to the community?
- What have been the outreach efforts for Board candidates?
- How does management plan to propose to discuss this?

Director Huser said this will be discussed in detail later in the agenda.

District Reports

Castle Pines Homes Association Update – Mr. Larson said their Board meeting is Thursday, August 27, 2026, at 8:00 a.m. The Summit Club pool has been closed for the year; the Canyon Club is open full-time until Labor Day, and the Fitness Center pool will be open through the end of November. Oktoberfest is scheduled for September 12th, and more information will be

in the Village Weekly. Last night they hosted an informational forum about internet alarm monitoring. The Homes Association will be scheduling a few more community forums, and dates and times will be published in the Village Reporter.

District Manager's Report – Mr. Shackelford said PCWRA has not met since the last CPVMD meeting, and the next meeting is August 26th. The reuse reservoir rehabilitation project is proceeding on schedule.

All wells remain operational. We identified and repaired three main water leaks on Red Pass Way, Le Duc Lane, and Huron Lane. The heavy August storms have caused some drainage pond cleanup tasks around the Village.

August billed water use totaled 63.8 MG, and produced gallons totaled 67 MG. Mr. Shackelford presented a slide showing groundwater pumped from the aquifers from 2021 through 2025. He noted that although total aquifer pumping may be slightly higher than in 2026, overall use is still expected to be 70-80 million gallons lower than in 2020. He added that residents have conserved water successfully despite a hotter summer and 200 new homes, while nearby communities such as Aurora and Castle Rock are implementing stricter water restrictions.

Capital Projects Update – Mr. Shackelford said the Programmable Logic Controller (PLC) and SCADA display programming is complete at the construction of the expanded water treatment facility. They continue to work on process piping and electrical work throughout the new plant. The reclaim basin and clear well are complete. September work includes commissioning the new filters and all associated equipment.

All concrete work on the new water tank is complete. September work includes removing the scaffolding inside the tank and final tendon stressing on the deck.

The 2026 roadway work continues, but work has been completed on Country Club Pkwy, Elk Pointe Lane, Castle Pines Drive N., Silver Cloud, Tolland Drive and Tolland Court, Hidden Pond, Silverdale Court, and Pine River Trail. Mr. Shackelford noted that the upcoming roadwork on Prospect will be a complete rebuild and will last 2-3 weeks.

Discussion & Action Items

Consent Agenda

Director Huser moved to approve the Consent Agenda, seconded by Director King.

Approve the Minutes of July 28, 2026, Regular Board Meeting.

Ratify the Approval of July 2026 payments of \$1,620,938.75.

A vote was called, and the motion passed unanimously.

Review of July 2026 Financials – Director Lanam and Director King met with the Finance team prior to the meeting. The Finance team had no comments or concerns.

Consider Approval of Preliminary Acceptance of CPV Filing 14A, 2nd Amendment, Infinity Properties @ Castle Pines – Director Huser made a motion to approve the Preliminary Acceptance of CPV Filing 14A, 2nd Amendment, Infinity Properties @ Castle Pines and authorized the District Manager to release preliminary surety once all paperwork has been completed properly, seconded by Director Lanam. Mr. Shackelford said Infinity Properties completed all work for the roads and the tie-in to the sewer and water lines. District staff completed all inspections and closed all punch-list items. District Staff recommend the Board approve Preliminary Acceptance for Filing 14A, 2nd Amendment, and authorize the District Manager to release preliminary surety once all paperwork has been completed appropriately.

A vote was called, and the motion passed unanimously.

Consider Approval of Contract for Well Rehabilitation Project – Director Huser made a motion to approve the contract for the Well Rehabilitation Project and authorize the District Manager to enter into contract negotiations with Colorado Pump for the 2026 Well Rehabilitation Project, with a budget not to exceed \$528,502 and execute a final agreement upon successful negotiations, seconded by Director King. Mr. Shackelford said the project will rehabilitate wells LDa-10, De-10, and A-10. Staff issued a Request for Proposals on July 21, 2026, and received 4 proposals. Staff selected Colorado Pump based on project approach, experience, and price. Staff recommends the Board authorize the District Manager to enter into contract negotiations with Colorado Pump for the 2026 Well Rehabilitation Project, with a budget not to exceed \$528,502, and to execute a final agreement upon successful negotiations.

A vote was called, and the motion passed unanimously.

Consider Adoption of the Resolution Concerning Special Election to be held on December 8, 2026 – Director Huser moved to adopt the Resolution Concerning Special Election to be held on December 8, 2026, seconded by Director Vetter. Mr. George, District Counsel for Spencer Fane, explained that even though the District was already in existence at the time, a 1994 statewide constitutional amendment imposed term limits of two consecutive terms on all metropolitan districts in the state, but the same amendment language allows districts to lengthen, shorten, or waive term limits, and that waiving them would allow directors to serve beyond the current two-consecutive-term limitation. Mr. George also noted that the Board itself cannot modify the term limits – all the Board can do is put the question on a ballot for the District's voters to decide – and modifying term limits would not change the timing or process of biannual director elections. The proposed resolution would set the election date for December 8, 2026, by mail ballot. The Board indicated support for the resolution, citing the District's need for experienced leadership given ongoing infrastructure projects and challenges.

Director Huser requested a roll-call vote. The vote was recorded as follows:

Director Huser – Yes
Director Vetter – Yes
Director Lanam – Yes

Director Walden – Yes
Director King - Yes

The motion passed unanimously.

Confirm Tuesday, September 22, 2026, Regular Board Meeting at 9:00 a.m. –
After Board discussion, the Board rescheduled the Regular Board meeting for Tuesday, September 29, 2026, at 9:00 a.m.

Executive Session

At 10:07 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) Hotwire proposal, 2) Castle Rock Water update, 3) JAM Ranch, 4) Special District Association Conference, District Forum, and Board Retreat, and 5) Backflow Preventers update. Director Vetter seconded the motion.

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

The Board left the executive session, and the regular session resumed at 11:35 a.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 11:35 a.m.

The Board of Directors approved the foregoing minutes on the 30th of September 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.


Secretary