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

Held: Thursday, June 18, 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, Spencer Fane; Mark Larson, General Manager, Castle Pines Village 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 King.

The Board unanimously approved the Agenda.

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

District Reports

**Castle Pines Homes Association Update** – Mr. Larson said the CPHA Board meeting is next Thursday, June 25th, at 8:00 a.m. They have completed distributing and placing the pheromone packets in their open spaces, using about 8,000 packets. There was a filter failure at the Fitness Center pool. It was closed for 5 days while repairs were made, and it is now back up and running. They have a celebration planned for the 4th of July, including the 45th anniversary of the Castle Pines Homes Association.

**District Manager Report –**

PCWRA Updates – The Water Quality Control Division announced several major changes to permitting approaches. These changes are expected to result in more reasonable permit limits. The reuse reservoir rehabilitation project has been proceeding per schedule. They are currently working on the new pump station for the reuse pond. That project will be completed in November/December this year. There has been no update on the US 85 expansion since the last meeting. Construction is anticipated to start no earlier than 2031.

CPVMD Water Usage Reports – Water usage has begun to tick upward for the summer season. Produced water was 32.8 MG, and billed water was 30.5 MG. We attribute the unaccountable water for May to an issue with a check valve at the reclaim basin that has now been fixed.

**Capital Projects Update**

WTP2 Consolidation – A temporary wall has been constructed between the old and new buildings. The demolition of the process wall and roof has begun to connect the old and new buildings. The process piping installation is continuing; the office bathrooms are complete; and upcoming work includes process piping and equipment installation, as well as demolition of the process wall and roof.

New Water Tank – Six wall pours have been completed (eight total pours are required). The upcoming work includes completing the final two wall pours and beginning the roof formwork. The next milestones are completing the wall pours and the roof pour.

2026 Roadway Project - The roadway construction project will begin the week of July 6th. Director Huser asked about the new line painting on the streets. Mr. Shackelford said street striping is planned two times a year, once in the spring and once in the fall.

**Discussion & Action Items**

Consent Agenda

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

**Approve the Minutes of May 27, 2026, Regular Board Meeting.**

**Ratify the Approval of May 2026 payments of $1,717,832.96.**

A vote was called, and the motion passed unanimously.

**Review of May 2026 Financials –** Director Lanam and Director King met with the Finance team prior to the meeting. Director Walden requested that additional information be included in the financial reports to represent the budget amendment.

**Consider Approval of Cooperative Agreement for Water Infrastructure -** Director Huser made a motion to approve the Cooperative Agreement for Water Infrastructure and to authorize the District Manager to execute the agreement between Castle Pines Village Metropolitan District, Castle Pines North Metropolitan District, and the Country Club at Castle Pines, seconded by Director Lanam. Mr. Shackelford said this agreement with CPNMD and The Country Club clarifies ownership and financial responsibility for the irrigation reuse lines between PCWRA and the irrigation reuse line between Pond 6A and Chase Lane Pond. Due to regulatory requirements, CPVMD owns the lines, and we are responsible for their maintenance. CPNMD and the Country Club would split the cost of that maintenance because they receive the financial benefit out of those lines.

A vote was called, and the motion passed unanimously.

**Consider Approval of Request for Final Acceptance and Release of Surety, Clearwater Capital Holdings, CPV Filing 37, Amendments 1 & 2** – Director Huser made a motion to approve the Request for Final Acceptance and Release of Surety, Clearwater Capital Holdings, CPV Filing 37, Amendments 1 &2, and authorize the District Manager to release final surety once all paperwork has been completed appropriately, seconded by Director King. Mr. Shackelford said District staff have inspected Filing 37, and the developer has met all requirements and completed all punch list items. Staff recommends approving final acceptance for Filing 37.

A vote was called, and the motion passed unanimously.

**Confirm Tuesday, July 28, 2026, Regular Board Meeting at 9:00 a.m.** – the Board confirmed the Regular Board meeting on Tuesday, July 28, 2026, at 9:00 a.m.

Executive Session

At 9:45 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) Castle Rock Water update, (2) JAM Ranch, (3) Hotwire Project, (4) Backflow issues, (5) Sub-Association Roadway Agreements, and (6) Long-Term Re-use.

The motion was seconded by Director Vetter.

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

The Board left the executive session, and the regular session resumed at 12:00 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 12:00 p.m.

The Board of Directors approved the foregoing minutes on the 28th of July 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary