

**CASTLE PINES VILLAGE METROPOLITAN DISTRICT
BOARD OF DIRECTORS REGULAR MEETING AGENDA**

Date: Tuesday, March 24, 2026

Time: 9:00 a.m.

Location: District's Board Room - 5880 Country Club Dr., Castle Rock, Colorado

The Board Members will be present for the meeting; The community will be connected through a Zoom Link.

	<u>Tab</u>	<u>Estimate</u>
1A Call to Order / Roll Call		9:00
1B Announcement of Quorum		9:00
1C Confirmation of Conflict Disclosures Filing		9:00
1D Approval of Agenda		9:00
GUEST INTRODUCTIONS / COMMENTS FROM THE COMMUNITY		9:05
2A Guest Introductions / Comments from the Community		
EMPLOYEE RECOGNITION		
3A Recognize Employee Anniversary		9:10
DISTRICT REPORTS		9:15
4A Castle Pines Homes Association Update, Mr. Larson (Verbal)		
4B District Manager Report, Mr. Shackelford (Verbal)		
• PCWRA Update, February 2026	1	
• Safety & Operations Update	2	
• CPMD Water Usage Reports - February 2026	3	
4C JAM Ranch Rezone Update, Mr. Shackelford	4	
4D Capital Projects Updates, Mr. Person (Verbal)		
DISCUSSION & ACTION ITEMS		9:45
5A Consent Agenda		
<i>The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the Consent Agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.</i>		
5A.1 Consider Approval of the Minutes from the February 24, 2026, Regular Board Meeting, Staff	5	
5A.2 Ratify Approval of February 2026 Payments in the amount of \$338,135.82, Ms. Lindberg	6	
5B Review of February 2026 Financials, Dir. Lanam, Dir. King, Ms. Lindberg	7	9:55
5C Consider Approval of Engineering Services for the 2026 Roadway Work, Mr. Person, Mr. Shackelford	8	10:00
5D Confirm Tuesday, April 28, 2026, 9:00 a.m., Regular Board Meeting (Verbal)		10:10

EXECUTIVE SESSION

10:15

6A If needed, an executive session may be called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4), after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.

ADJOURN

11:00

7A Adjournment

Board Meeting Schedule

Tuesday, April 28, 2026, 9 a.m., Board Room, Regular Board Meeting

Tuesday, May 19, 2026, 9 a.m., Board Room, Regular Board Meeting

**PLUM CREEK WATER RECLAMATION AUTHORITY
MEMORANDUM**

TO: PCWRA Board of Directors
FROM: Weston Martin, Authority Manager
DATE: February 25, 2026
RE: Plant and CDPHE Updates

PCWRA: Plum Creek Water Reclamation Authority
CDPHE: Colorado Department of Public Health & Environment
CWWUC: Colorado Wastewater Utility Council
RMWEA: Rocky Mountain Water Environment Association

Plant Updates

Haynie and Company will be onsite during the week of March 16 to conduct the annual audit.

We are currently down one operator. The position has been posted, and candidates are being reviewed.

The Industrial Pretreatment Department (IP) is working on getting the new SAMS FOG software online.

The lab is moving forward with sending samples out for additional analyses for the new permitting process.

Operations hosted the second round of tours for the RMWEA student design teams.

The Lagae flume controller issues continue, possibly due to a malfunction of the ultrasonic sensor, which is scheduled for diagnosis.

Annual sand filter maintenance is underway.

CDPHE Updates

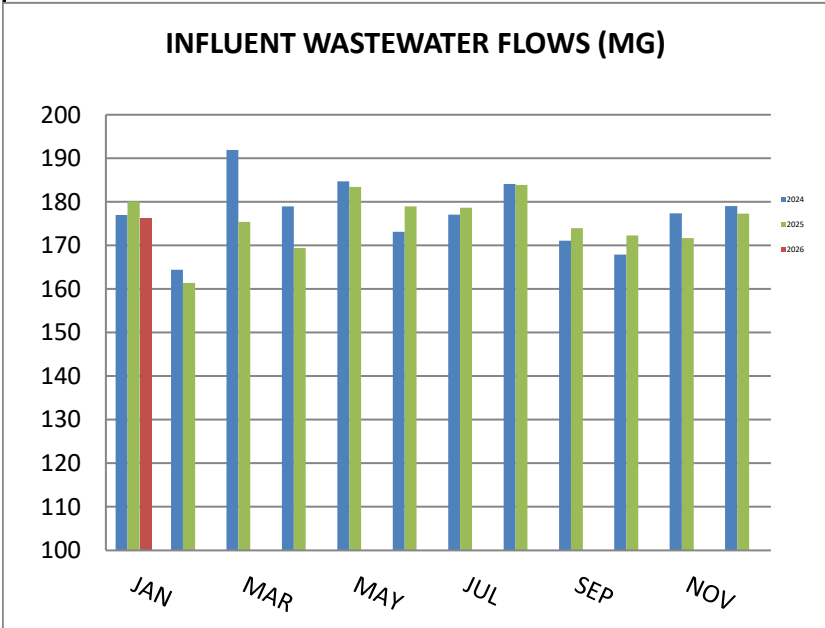
A collaborative effort led by Mark Thomas from the North Front Range Water Quality Planning Association, in coordination with the Division of Regulation 85 and the VIP workgroup, has determined that only about 14 out of more than 147 utilities participating in the nutrient incentive program will be permitted to use their phosphorus and nitrogen credits. Permittees located on stream segments designated for drinking water are being informed that they are not eligible to use these credits. The Division has requested additional information from stakeholders and plans to review the data. As a result, the PCWRA will be ineligible based on the current direction from the CDPHE.

The CWWUC provided feedback on the proposed revisions to Regulation Number 24, Regulation Number 26, and Regulation Number 30, which pertain to Priority Toxic Air Contaminant Emission Control Regulations. Some of these proposed changes could significantly increase the costs associated with monitoring and ultimately treating hydrogen sulfide emissions.

OPERATIONS	FINANCIAL
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FOR MONTH OF:	January-26	
WW FLOWS (MG):	Daily AVG	Total
TCR:	4.777	148.091
CPMD:	0.245	7.602
CPNMD:	0.639	19.816
SH (EST.):	0.021	0.661
CC (EST.):	0.008	0.242
TOTAL FLOWS:	5.691	176.412

REVENUES AND EXPENDITURES	
MONTHLY REVENUES:	
TOWN OF CASTLE ROCK:	\$448,175
CASTLE PINES METRO DIST:	\$31,991
CASTLE PINES NORTH METRO DIST:	\$64,650
SILVER HEIGHTS:	\$1,900
CASTLETON CENTER:	\$1,252
INTEREST AND MISC. INCOME:	\$35,106
EFFLUENT REVENUE (REUSE):	\$20,973
TOTAL:	\$604,047



MONTHLY OPERATING EXPENDITURES	\$889,280
(UNAUDITED & Not Including Capital Expenditures)	
REVENUE OVER(UNDER) EXP.	(\$285,233)
YTD Capital Reuse Reserves Revenues:	\$8,333
YEAR TO DATE REVENUES:	\$595,714
YEAR TO DATE EXPENDITURES:	\$939,455
(Not including Capital Expenditures)	
YTD REV OVER(UNDER) EXP. (Not incl. capital)	(\$335,408)
YTD Capital Expenditures & Replacement:	\$47,441

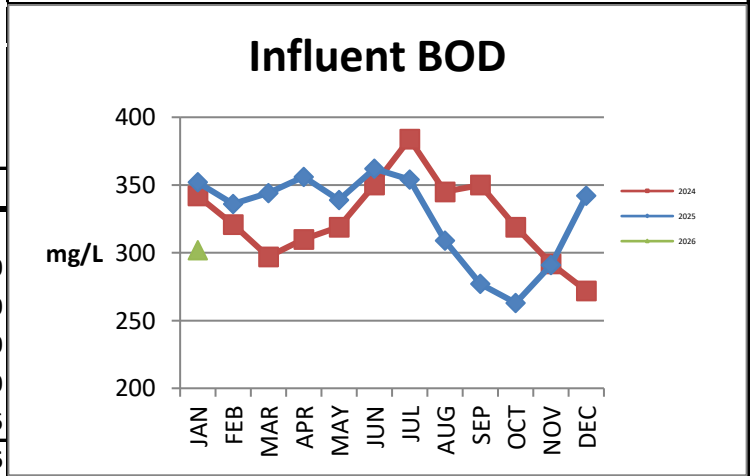
Capacity Ownership (MGD):	Allocated	Used
TCR:	4.587	105%
CPMD:	0.903	27%
CPNMD:	0.895	71%
PLANT TOTAL:	6.440	88%

Silver Heights flows are being estimated based on the settlement agreement between Silver Heights and the Town of Castle Rock.

Rate Study Data (mg/L)	TCR	CPN & CPM	CC	SH
Year to Date Average				
COD	769	823	1484	660
TSS	318	383	404	233
NH ₃	40	63	29	37
TP	7	7	30	6
Jan(avg)	COD 769	823	1484	660

Influent BOD:	302	mg/L
30 Day Avg	14004	lbs/day
Loading Limit	19000	lbs/day
Load (% of Permit)	73.71%	

DISTRIBUTION OF TREATED EFF. (MG):	
EAST PLUM CREEK:	206.570
GOLF CLUB GC:	0.000
THE RIDGE GC:	0.000
COUNTRY CLUB GC:	0.000
RED HAWK GC:	0.166
TOTAL EFFLUENT FLOWS:	206.736





CASTLE PINES

METROPOLITAN DISTRICT

5880 Country Club Drive, Castle Rock, Colorado 80108
p | 303-688-8330 f | 303-688-8339

MEMORANDUM

TO: Castle Pines Village Metropolitan District Board of Directors

FROM: Jason LeTellier, Operations Superintendent

DATE: March 17, 2026

SUBJECT: Operations Report: February & March 2026

WATER OPERATIONS

FACILITY	STATUS
Wells	<ul style="list-style-type: none">• Operating normally.
Water Plant 1	<ul style="list-style-type: none">• Online and operating normally.
Water Plant 2	<ul style="list-style-type: none">• Online and operating normally.
Transfer Pump Station	<ul style="list-style-type: none">• Operating normally.
Booster Pump Stations	<ul style="list-style-type: none">• Operating normally.
Sewer Lift Stations	<ul style="list-style-type: none">• Operating normally.
Village Lake Irrigation Pump Station	<ul style="list-style-type: none">• Offline for winter season.

MAJOR ISSUES OR REPAIRS

- **Water Leaks**
 - Identified water leak on service line on Ellingwood using the District's in-house leak detection program. The leak is the resident's responsibility and District staff is coordinating to ensure that repairs are made.

UPCOMING OPERATIONS PRIORITIES

- **Coordination for Water Plant 2 Expansion Project:** Operations staff have continued to assist as necessary for coordinating the various aspects of this project. The operations team decided to take plant two offline for a couple of weeks in March to allow more flexibility with some construction work. We operated plant one during that time without issue and have now transferred back water plant two.
- **Coordination for 2 MG Tank Project:** Garney has needed minimal coordination with District staff at the current phase of this project but has continued to keep the operations team informed. District operations remain unaffected.

**CASTLE PINES METRO DISTRICT
POTABLE AND RAW WATER BILLED RECAP
YEAR 2026 ACTUAL / CUMULATIVE / PRIOR YEARS**

**EXHIBIT A
ANNUAL COMPARISON**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
POTABLE GALLONS BILLED (000) BY MONTH													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	8,494	8,253											16,747
YEAR 2025 Actual	8,278	7,172											15,450

HISTORICAL DATA:													
YEAR 2026 Actual	8,494	8,253											16,747
YEAR 2025 Actual	8,278	7,172	8,082	12,801	32,927	48,115	60,998	53,940	42,279	25,351	9,416	9,349	318,708
YEAR 2024 Actual	8,368	7,283	7,604	10,614	29,472	53,874	60,334	47,832	47,539	31,498	8,008	8,426	320,852
YEAR 2023 Actual	8,311	7,374	8,009	10,611	24,034	29,241	48,539	44,208	37,189	24,179	8,178	8,841	258,714
YEAR 2022 Actual	8,183	7,244	7,717	17,442	43,274	59,951	64,688	57,228	49,418	28,301	8,742	9,290	361,478
YEAR 2021 Actual	8,887	7,835	8,194	9,571	22,461	58,034	61,599	63,342	59,020	27,608	9,357	9,523	345,431
YEAR 2020 Actual	8,085	7,257	8,139	13,746	52,287	59,905	65,955	66,750	47,739	32,590	9,593	9,724	381,770
YEAR 2019 Actual	8,454	7,237	7,746	11,379	28,882	49,717	53,836	59,096	53,736	21,916	8,015	8,465	318,479
7 YEAR AVERAGE (2019 - 2025):	8,367	7,343	7,927	12,309	33,334	51,262	59,421	56,057	48,131	27,349	8,758	9,088	329,347

CUMULATIVE YTD													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	8,494	16,747											16,747
YEAR 2025 Actual	8,278	15,450											15,450

VL RAW WATER GALLONS BILLED (000) BY MONTH													
COMPARISON TO PRIOR YEAR ACTUAL :													
YEAR 2026 Actual	0	0											0
YEAR 2025 Actual	0	0											0

HISTORICAL DATA:													
YEAR 2026 Actual	0	0											0
YEAR 2025 Actual	0	0	0	0	2,017	3,261	4,280	3,396	2,052	2,005	0	0	17,011
YEAR 2024 Actual	0	0	0	0	1,903	5,174	5,571	3,269	3,665	1,784	0	0	21,366
YEAR 2023 Actual	0	0	0	0	757	1,865	4,677	2,092	1,707	1,603	0	0	12,701
YEAR 2022 Actual	0	0	0	0	2,776	6,029	5,845	4,026	3,226	1,089	0	0	22,991
YEAR 2021 Actual	0	0	0	79	383	5,162	5,618	4,635	6,240	2,326	0	0	24,443
YEAR 2020 Actual	0	0	0	0	6,145	8,393	9,057	8,237	3,406	4,513	0	0	39,751
YEAR 2019 Actual	0	0	0	231	2,722	6,050	8,032	7,083	8,060	1,612	0	0	33,790
7 YEAR AVERAGE (2019 - 2025):	0	0	0	44	2,386	5,133	6,154	4,677	4,051	2,133	0	0	24,579

CUMULATIVE YTD													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	0	0											0
YEAR 2025 Actual	0	0											0

TOTAL BILLED GALLONS POTABLE & VL RAW WATER													
YEAR 2026 Actual	8,494	8,253											16,747
YEAR 2025 Actual	8,278	7,172											15,450

**CASTLE PINES METRO DISTRICT
WATER BILLED RECAP AND CONSERVATION STATISTICS
ALL BILLABLE CUSTOMERS
YEAR 2026**

**EXHIBIT B
YEAR 2026 ALL BILLABLE**

2 <Months to date

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
A. TOTAL GALLONS BILLED													
SUB-ASSOCIATION HOMES:													
Number of Homes	479	482											481
Total Gallons	1,412,000	1,395,000											2,807,000
Average Mean Per Home	2,948	2,894											5,842
CUSTOM HOMES:													
Number of Homes	1,195	1,195											1,195
Total Gallons	5,733,000	5,641,000											11,374,000
Average Per Home	4,797	4,721											9,518
FULL METRO HOMES:													
Number of Homes	1,674	1,677											1,676
Total Gallons	7,145,000	7,036,000											14,181,000
Average Per Home	4,268	4,196											8,464
OTHER CUSTOMERS:													
Village Lake	759,000	737,000											1,496,000
Non-residents	8,000	10,000											18,000
CP Homes Association	28,000	22,000											50,000
CP Metro District	5,000	7,000											12,000
South Metro Fire	11,000	6,000											17,000
Plum Creek Water Reclamation Authority	12,000	9,000											21,000
CP Golf Club & International	29,000	24,000											53,000
Country Club at CP	176,000	132,000											308,000
Urban Village, Commercial	307,000	238,000											545,000
Cielo Event Center	8,000	18,000											26,000
Castle Hawk Development	0	0											0
Cherokee Ranch - Extraterritorial Water Connect	0	0											0
480 HC Rd - Extraterritorial Water Connect	6,000	13,000											19,000
Coldwell Banker Building	0	1,000											1,000
The Settlement - Irrigation	0	0											0
VL Pumphouse (Raw Water)	0	0											0
Total Other	1,349,000	1,217,000											2,566,000
TOTAL WATER BILLED	8,494,000	8,253,000											16,747,000
Cumulative YTD	8,494,000	16,747,000											

TOTAL HOMES ANNUALLY	2019	2020	2021	2022	2023	2024	2025	2026-YTD
SUB-ASSOCIATION HOMES	636	643	665	687	703	709	721	724
CUSTOM HOMES/OTHER	1,102	1,117	1,135	1,152	1,172	1,186	1,195	1,195
Non-CPV Residents	2	2	2	2	2	2	2	2
TOTAL HOMES	1,740	1,762	1,802	1,841	1,877	1,897	1,918	1,921

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-Present

EXHIBIT C
HISTORICAL USAGE

	CHATEAU RIDGE - 2 Meters					COUNTRY CLUB COTTAGES - 1 Meter					COUNTRY CLUB RIDGE - 1 Meter					FAIRWAYS - 3 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
APRIL	8,000	0	18,000	TBD		0	0	5,000	TBD		0	0	2,000	TBD		6,000	23,000	67,000	TBD	
MAY	94,000	302,000	182,000	TBD		8,000	16,000	18,000	TBD		31,000	19,000	24,000	TBD		0	225,000	194,000	TBD	
JUNE	268,000	643,000	429,000	TBD		16,000	19,000	30,000	TBD		63,000	81,000	42,000	TBD		157,000	699,000	384,000	TBD	
JULY	622,000	831,000	589,000	TBD		25,000	30,000	33,000	TBD		53,000	82,000	90,000	TBD		440,000	644,000	587,000	TBD	
AUGUST	336,000	310,000	436,000	TBD		17,000	24,000	21,000	TBD		62,000	87,000	100,000	TBD		285,000	368,000	508,000	TBD	
SEPTEMBER	396,000	428,000	301,000	TBD		15,000	27,000	21,000	TBD		47,000	55,000	83,000	TBD		289,000	360,000	230,000	TBD	
OCTOBER	210,000	191,000	99,000	TBD		3,000	20,000	4,000	TBD		20,000	25,000	45,000	TBD		66,000	188,000	131,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	3,000	N/A		0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
	1,934,000	2,705,000	2,054,000		0	84,000	136,000	132,000		0	276,000	349,000	389,000		0	1,243,000	2,507,000	2,101,000		0

	THE GLEN - 2 Meters					THE GREENS - 4 Meters					HUMMINGBIRD - 5 Meters					BROOKFIELD - HOMESTEAD - 2 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	19,000
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	1,000	N/A	0	0	0	0	N/A	0
MARCH	0	0	0	N/A		30,000	0	0	N/A		0	0	2,000	N/A		0	0	0	N/A	
APRIL	1,000	0	2,000	TBD		28,000	13,000	74,000	TBD		74,000	19,000	56,000	TBD		0	0	10,000	TBD	
MAY	49,000	118,000	230,000	TBD		186,000	704,000	775,000	TBD		63,000	123,000	88,000	TBD		80,000	41,000	162,000	TBD	
JUNE	90,000	268,000	266,000	TBD		439,000	1,797,000	1,538,000	TBD		79,000	189,000	184,000	TBD		160,000	353,000	144,000	TBD	
JULY	225,000	351,000	352,000	TBD		1,482,000	1,876,000	1,951,000	TBD		159,000	197,000	198,000	TBD		328,000	304,000	338,000	TBD	
AUGUST	109,000	191,000	254,000	TBD		956,000	976,000	1,325,000	TBD		112,000	178,000	189,000	TBD		337,000	307,000	319,000	TBD	
SEPTEMBER	129,000	201,000	174,000	TBD		683,000	1,085,000	766,000	TBD		131,000	195,000	164,000	TBD		256,000	312,000	137,000	TBD	
OCTOBER	63,000	109,000	95,000	TBD		600,000	661,000	335,000	TBD		96,000	163,000	110,000	TBD		50,000	108,000	87,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
	666,000	1,238,000	1,373,000		0	4,404,000	7,112,000	6,764,000		0	714,000	1,064,000	992,000		0	1,211,000	1,425,000	1,197,000		19,000

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-Present

EXHIBIT C
HISTORICAL USAGE

	MORNING STAR - 2 Meters					NORTHSTAR - 1 Meter					OROFINO - 4 Meters					RIDGE - 8 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	57,000
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
APRIL	80,000	5,000	58,000	TBD		0	0	13,000	TBD		1,000	0	0	TBD		7,000	1,000	30,000	TBD	
MAY	64,000	118,000	158,000	TBD		32,000	16,000	62,000	TBD		66,000	60,000	77,000	TBD		101,000	162,000	253,000	TBD	
JUNE	259,000	306,000	307,000	TBD		56,000	27,000	64,000	TBD		66,000	153,000	133,000	TBD		194,000	384,000	409,000	TBD	
JULY	385,000	441,000	341,000	TBD		34,000	31,000	64,000	TBD		107,000	166,000	153,000	TBD		399,000	475,000	447,000	TBD	
AUGUST	344,000	406,000	352,000	TBD		32,000	62,000	59,000	TBD		124,000	143,000	133,000	TBD		317,000	338,000	391,000	TBD	
SEPTEMBER	236,000	326,000	178,000	TBD		29,000	60,000	55,000	TBD		102,000	131,000	117,000	TBD		303,000	336,000	163,000	TBD	
OCTOBER	254,000	203,000	9,000	TBD		26,000	440,000	48,000	TBD		59,000	74,000	78,000	TBD		260,000	291,000	47,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
	1,622,000	1,805,000	1,403,000		0	209,000	636,000	365,000		0	525,000	727,000	691,000		0	1,581,000	1,987,000	1,740,000		57,000

	STARBUCK - 3 Meters					TOURNAMENT - 2 Meters					THE SUMMIT - FILING 41 - 1 Meter					VILLAGE LAKE PUMPHOUSE - 1 Master Meter					
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	2026 Actual Pumphouse	* 2026 Budget	VLHA Billed Usage
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0		N/A	
APRIL	17,000	0	0	TBD		5,000	0	3,000	TBD		117,000	0	0	TBD		0	0	0		TBD	
MAY	203,000	456,000	518,000	TBD		35,000	66,000	24,000	TBD		175,000	0	48,000	TBD		757,000	1,903,000	1,874,522		TBD	
JUNE	306,000	885,000	1,050,000	TBD		25,000	94,000	75,000	TBD		12,000	90,000	164,000	TBD		1,865,000	5,174,000	2,938,010		TBD	
JULY	912,000	1,211,000	1,108,000	TBD		32,000	44,000	98,000	TBD		101,000	226,000	153,000	TBD		4,677,000	5,571,000	4,023,976		TBD	
AUGUST	631,000	912,000	828,000	TBD		45,000	37,000	119,000	TBD		24,000	133,000	101,000	TBD		2,092,000	3,269,000	2,988,483		TBD	
SEPTEMBER	493,000	920,000	552,000	TBD		45,000	42,000	34,000	TBD		30,000	41,000	22,000	TBD		1,707,000	3,665,000	1,969,902		TBD	
OCTOBER	404,000	465,000	236,000	TBD		12,000	8,000	33,000	TBD		34,000	9,000	13,000	TBD		1,603,000	1,784,000	1,905,166		TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		14,000	0	0	N/A		0	0	0		N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0		N/A	
	2,966,000	4,849,000	4,292,000		0	199,000	291,000	386,000		0	507,000	499,000	501,000		0	12,701,000	21,366,000	15,700,059	0		0

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-Present

EXHIBIT C
HISTORICAL USAGE

	CP HOMES ASSOCIATION - 15 Irrig Meters					CP METRO DISTRICT - 45 Irrig Meters					SOUTH METRO FIRE - 1 Meter					PCWRA - 7 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	10,000	0	0	N/A	0	4,000	0	0	N/A	0	11,000	14,000	9,000	N/A	11,000	12,000	11,000	10,000	N/A	12,000
FEBRUARY	7,000	0	0	N/A	0	7,000	0	0	N/A	0	13,000	10,000	10,000	N/A	6,000	4,000	9,000	5,000	N/A	9,000
MARCH	14,000	0	0	N/A		8,000	0	0	N/A		10,000	11,000	8,000	N/A		6,000	10,000	7,000	N/A	
APRIL	15,000	20,000	80,000	TBD		24,000	11,000	5,000	TBD		13,000	10,000	10,000	TBD		7,000	11,000	12,000	TBD	
MAY	95,000	562,000	695,000	TBD		123,000	167,000	189,000	TBD		25,000	13,000	30,000	TBD		5,000	11,000	9,000	TBD	
JUNE	379,000	1,123,000	1,034,000	TBD		240,000	426,000	519,000	TBD		32,000	40,000	40,000	TBD		6,000	12,000	6,000	TBD	
JULY	719,000	1,557,000	1,282,000	TBD		434,000	497,000	732,000	TBD		38,000	40,000	31,000	TBD		6,000	13,000	6,000	TBD	
AUGUST	501,000	685,000	911,000	TBD		286,000	295,000	637,000	TBD		36,000	35,000	31,000	TBD		5,000	29,000	16,000	TBD	
SEPTEMBER	894,000	757,000	603,000	TBD		242,000	279,000	312,000	TBD		43,000	39,000	36,000	TBD		5,000	12,000	8,000	TBD	
OCTOBER	286,000	432,000	221,000	TBD		67,000	120,000	165,000	TBD		24,000	30,000	27,000	TBD		7,000	8,000	10,000	TBD	
NOVEMBER	78,000	10,000	0	N/A		7,000	0	0	N/A		11,000	9,000	9,000	N/A		14,000	12,000	8,000	N/A	
DECEMBER	22,000	0	0	N/A		6,000	0	0	N/A		13,000	8,000	10,000	N/A		8,000	8,000	9,000	N/A	
	3,020,000	5,146,000	4,826,000		0	1,448,000	1,795,000	2,559,000		0	269,000	259,000	251,000		17,000	85,000	146,000	106,000		21,000

	CP GOLF CLUB - 17 Meters					COUNTRY CLUB @ CP - 7 Meters					URBAN VILLAGE COMMERCIAL - 8 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	27,000	28,000	23,000	N/A	29,000	92,000	130,000	136,000	N/A	176,000	292,000	261,000	290,000	N/A	307,000
FEBRUARY	36,000	25,000	22,000	N/A	24,000	221,000	139,000	193,000	N/A	132,000	291,000	250,000	273,000	N/A	238,000
MARCH	68,000	30,000	34,000	N/A		196,000	121,000	245,000	N/A		324,000	283,000	306,000	N/A	
APRIL	142,000	82,000	116,000	TBD		262,000	140,000	272,000	TBD		340,000	307,000	372,000	TBD	
MAY	336,000	409,000	407,000	TBD		440,000	301,000	330,000	TBD		469,000	494,000	624,000	TBD	
JUNE	421,000	537,000	588,000	TBD		656,000	311,000	360,000	TBD		444,000	730,000	602,000	TBD	
JULY	721,000	546,000	651,000	TBD		670,000	335,000	404,000	TBD		499,000	766,000	689,000	TBD	
AUGUST	486,000	541,000	611,000	TBD		574,000	321,000	371,000	TBD		579,000	667,000	919,000	TBD	
SEPTEMBER	402,000	474,000	529,000	TBD		394,000	288,000	322,000	TBD		666,000	470,000	815,000	TBD	
OCTOBER	278,000	425,000	398,000	TBD		496,000	225,000	368,000	TBD		455,000	357,000	344,000	TBD	
NOVEMBER	51,000	39,000	61,000	N/A		304,000	197,000	325,000	N/A		297,000	306,000	316,000	N/A	
DECEMBER	47,000	49,000	58,000	N/A		161,000	179,000	311,000	N/A		316,000	316,000	385,000	N/A	
	3,015,000	3,185,000	3,498,000		53,000	4,466,000	2,687,000	3,637,000		308,000	4,972,000	5,207,000	5,935,000		545,000

June 2023 2 meters added

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-Present

EXHIBIT C
HISTORICAL USAGE

	CIELO - 1 Meter					CASTLE HAWK/THE POINTE - 3 Meters					CHEROKEE RANCH-EXTRATERRITORIAL-1 Mtr					480 HC RD-EXTRATERRITORIAL - 2 Mtrs				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	76,000	7,000	6,000	N/A	8,000	0	0	0	N/A	0	34,000	61,000	0	N/A	0	3,000	8,000	5,000	N/A	6,000
FEBRUARY	65,000	8,000	7,000	N/A	18,000	0	0	0	N/A	0	32,000	51,000	80,000	N/A	0	6,000	3,000	8,000	N/A	13,000
MARCH	25,000	6,000	9,000	N/A		0	0	18,000	N/A		36,000	45,000	39,000	N/A		3,000	3,000	24,000	N/A	
APRIL	15,000	16,000	15,000	TBD		70,000	129,000	60,000	TBD		43,000	50,000	0	N/A		44,000	49,000	70,000	N/A	
MAY	82,000	41,000	69,000	TBD		94,000	203,000	102,000	TBD		38,000	43,000	0	N/A		35,000	66,000	89,000	N/A	
JUNE	72,000	61,000	87,000	TBD		112,000	302,000	149,000	TBD		36,000	26,000	0	N/A		41,000	150,000	99,000	N/A	
JULY	64,000	65,000	98,000	TBD		202,000	418,000	269,000	TBD		43,000	20,000	0	N/A		93,000	126,000	138,000	N/A	
AUGUST	66,000	80,000	109,000	TBD		245,000	310,000	195,000	TBD		59,000	16,000	0	N/A		100,000	110,000	111,000	N/A	
SEPTEMBER	49,000	80,000	103,000	TBD		225,000	210,000	137,000	TBD		46,000	0	0	N/A		58,000	86,000	68,000	N/A	
OCTOBER	42,000	54,000	79,000	TBD		116,000	55,000	55,000	TBD		40,000	0	0	N/A		65,000	46,000	61,000	N/A	
NOVEMBER	11,000	11,000	13,000	N/A		0	0	0	N/A		52,000	0	0	N/A		4,000	1,000	12,000	N/A	
DECEMBER	12,000	8,000	8,000	N/A		0	0	0	N/A		56,000	0	0	N/A		10,000	3,000	6,000	N/A	
	579,000	437,000	603,000		26,000	1,064,000	1,627,000	985,000		0	515,000	312,000	119,000		0	462,000	651,000	691,000		19,000

	THE CLIFFS - 2 Meters					PRATO - 2 Meters					THE SETTLEMENT - 1 Meter				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	6,000	0	0	0	N/A	0	0	0	0	N/A	0
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
APRIL	0	0	0	TBD		0	0	1,000	TBD		0	0	0	TBD	
MAY	13,000	2,000	79,000	TBD		28,000	71,000	126,000	TBD		23,000	34,000	28,000	TBD	
JUNE	11,000	47,000	198,000	TBD		61,000	175,000	156,000	TBD		20,000	52,000	62,000	TBD	
JULY	45,000	52,000	171,000	TBD		173,000	160,000	210,000	TBD		57,000	89,000	72,000	TBD	
AUGUST	67,000	56,000	132,000	TBD		194,000	156,000	203,000	TBD		52,000	83,000	63,000	TBD	
SEPTEMBER	65,000	71,000	59,000	TBD		82,000	114,000	73,000	TBD		55,000	31,000	62,000	TBD	
OCTOBER	35,000	47,000	51,000	TBD		44,000	59,000	36,000	TBD		12,000	19,000	19,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
DECEMBER	0	0	4,000	N/A		0	0	0	N/A		0	0	0	N/A	
	236,000	275,000	694,000		6,000	582,000	735,000	805,000		0	219,000	308,000	306,000		0

February 12, 2026

Mr. Matt Jakubowski, AICP, Chief Planner
Department of Community Development, Planning Services
Douglas County
100 Third Street
Castle Rock, Colorado 80104

Re: Douglas County Rezoning Application ZR2025-015 – Request For Referral Agency Comments -
Castle Pines Village Metropolitan District Responses

Dear Mr. Jakubowski:

This letter is submitted on behalf of the Castle Pines Village Metropolitan District (the “District”) in response to Douglas County’s (the “County”) request for referral agency comments regarding the above referenced rezoning application (the “Application”) submitted by Jam Ranch LLC and Bearcave LLC (collectively, the “Applicants”) on December 4, 2025. The Application seeks to rezone 87.7 acres in unincorporated Douglas County from the Agricultural One (“A-1”) zone district to the Estate Residential (“ER”) zone district. These comments are provided for County’s consideration of the Application based on the available Application materials.

The District was formed to provide certain public services and infrastructure within its service area and has an interest in ensuring that any proposed land use changes on adjacent parcels are consistent with the County’s adopted plans and do not impair the District’s ability to protect and promote the public health, safety, and welfare of its residents and constituents.

I. The Application is incomplete and fails to meet the approval criteria for a rezoning under the Douglas County Zoning Resolution

The Douglas County Zoning Resolution (“DCZR”) provides eight criteria that must be considered and met for approval of a rezoning application. The following sections summarize the District’s concerns that the Application is incomplete and has failed to meet certain of the required approval criteria, as further set forth below. Therefore, the District opposes the Application for the reasons described in this letter.

a. The Application fails to address potential impacts from non-residential principal uses permitted by right in the ER zone district

The Application seeks to rezone the subject property from the A-1 zone district to the ER zone district. In support of such rezoning, the Applicants have provided information and analysis in the Application that presumes the property will be used for 35 single family homes and focuses solely on the impacts from such residential use. A rezoning is not an approval of any specific development. Once rezoned to the ER zone district, the subject property could be used for any of the principal uses under DCZR Section 602 as a

matter or right, which include various non-residential uses (e.g., church, fire station, school, and recreation facility) that may have materially different impacts on traffic, public facilities and services, water demand, and consistency with the surrounding area as compared to the residential use evaluated by the Application. For this reason, the District finds that the Application is incomplete in its evaluation of the potential impacts from the proposed rezoning and more is needed to demonstrate that the proposed rezoning meets the approval criteria under the DCZR and is consistent with the Douglas County Comprehensive Master Plan (the “CMP”).

b. The Application is inconsistent with the Douglas County Comprehensive Master Plan

DCZR Section 2502.01 requires that the Application comply with the requirements of the DCZR and the CMP. The District finds that the Application is inconsistent with the goals and policies of the CMP. The Application proposes a rezoning within the Castle Pines Village SUA. As noted in Section 2 of the CMP, the Castle Pines Village SUA is a compact separated urban area comprised primarily of the existing Castle Pines Village community. A key benefit to the Castle Pines Village SUA is the existence of community separation buffers including the A-1 zoned property east of the Castle Pines Village SUA. The property subject to the Application is directly adjacent to the A-1 zone property that forms the community separation buffer. If the County were to approve the Application, the County would significantly reduce the existing community separation buffer that benefits the existing Castle Pines Village development by materially reducing the A-1 zone district surrounding such fully developed community.

The Application is also inconsistent with the goals and objectives of the CMP for the following reasons:

- i. The Application has the opposite effect of Policy 2-15B.2 because the proposed development does not enhance existing community services including utilities and water supply but rather proposes new and additional special districts to provide such services.
- ii. The Application fails to meet Policy 2-15B.3 because it proposes establishing a special district to construct, operate, and maintain a central water system that will only serve a maximum of 35 lots. The Applicant has not provided any information to demonstrate how 35 owners can financially support the construction, operation, and maintenance of a central water system that relies on pumping, storing, and treating groundwater from the Denver basin aquifers.
- iii. The Application does not identify, adequately protect, or buffer significant open space and natural areas in, and adjacent to, the proposed development as directed by Policy 2-15C.5. Directly to the south of the property subject to the Application is a high habitat value area. The Application does not demonstrate how it will adequately project or buffer the adjacent high habitat value area to the south.
- iv. The Application does not meet Policy 2-15C.5 because it fails to identify and provide for wildlife movement corridors with the proposed new development.
- v. Based on CMP Section 6, “coordinated land use and transportation planning provide a comprehensive approach to reducing automobile use through community design, as well

as through programs and policies that support a wider variety of transportation choices.”¹ Further, the CMP encourages multi-use transportation corridors to facilitate “community and personal interaction, reduce time spent driving, and increase access opportunities for young people and older adults”. Douglas County goal 6-1 aims to “develop an efficient, multifunctional transportation network to ensure safety, promote user access, and facilitate cost-effective operations and maintenance.” Based on the information provided, the Application does not sufficiently demonstrate that the proposed development will reduce automobile use through community design, promote a wider variety of transportation choices, or incorporate multi-use transportation corridors.

- vi. CMP Policy numbers 61-C.1, 6-1C.2, 6-2C.3 6-2D.5 and 6-4B.4 require minimum negative impacts on existing neighborhoods, discourage interference with existing users and wildlife and encourage alternative travel routes and alternatives to automobile use. As described below, another referral agency has already raised concerns with how the proposed development will increase traffic for existing neighborhoods and cause interference.

c. The Application does not demonstrate public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of the development

DCZR Section 2502.04 requires that the Application demonstrate public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development. The District notes that limited information was provided to address how the requested rezoning would be coordinated with the existing and capacity of public facilities and services necessary to accommodate the proposed development. The Application proposes establishing a new special district to construct, operate, and maintain a central water system for the 35 proposed lots and notes that a service plan will be submitted to the County. The District reserves the right to make additional comments on the availability of essential public facilities until after it has had the opportunity to review the proposed service plan for the new special district serving the proposed development, any referral comments from the Douglas County School District, and any referral comments from South Metro Fire Rescue and others.

Further, while individual septic systems are permitted in the ER zone district under Section 611 of the DCZR, the Application does not outline or explain the plan for septic on the site. This explanation is required to ensure compliance with objective 8-5C of the CMP and the policy “that water treatment and septic systems will not harm either ground or surface water quality” to allow Douglas County to “maintain high water quality and protect water resources.”²

d. The roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will not be available concurrently with the impacts of the development

¹ See CMP section 6 page 6-4.

² See CMP Section 8 Goal 8-5 page 8-6.

DCZR Section 2502.05 requires that the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development.

While the Applicant has provided a traffic study, other referral agencies have already raised concerns that the Application will have potential negative impacts to existing users such as the residents in the Happy Canyon Homeowners Association (“Happy Canyon”). Happy Canyon explains that the proposed access for the subject property on Happy Canyon Road may be overwhelmed when I-25 is closed or backed up due to traffic. A condition that is not addressed in the Applicant’s traffic study.

The Application materials submitted do not sufficiently address roadway capacity in all conditions or multiuse considerations necessary to ensure safe and efficient transportation consistent with County standards.

e. The Application does not conform with Section 18A, Water Supply - Overlay District

DCZR Section 2502.06 requires that the Application conform with Section 18A, Water-Overlay District. Based on the information provided in the Application, the requested rezoning to the ER zone district does not conform with Section 18A of the CMP related to the Water Supply Overlay District.

The Application does not adequately demonstrate that a sufficient, reliable, sustainable, and renewable water supply is available to serve the development intensity permitted by the ER zone district. The Applicant’s response to County staff’s initial comments indicates that no augmentation plan is anticipated, which statement is rebutted by the Applicant’s own water supply plan that notes an augmentation plan is required for replacement of actual depletions from the Lower Dawson aquifer and an augmentation plan is required for replacement of 4% of the pumping amount from the Denver aquifer.³ Based on Map 7.1 Water Supply Zones in the CMP, the property subject to the Application is located in the Central Basin – Denver Formation. The Applicants’ water plan is therefore not adequate because as it does not include an augmentation plan nor does it include a description of the basic components of an augmentation plan such as the identification of adequate replacement supplies and a proposed method for replacing depletions in time, location, and amount.⁴ If the Applicant has no plans to use the Lower Dawson aquifer or Denver aquifer water rights for the proposed development, those rights should be removed from the water supply analysis for the proposed development.

f. The subject land is not suitable for the intended use

DCZR Section 2502.08 requires that the subject land be suitable for the intended use. The Application narrative states that the site analysis confirms physical suitability for residential use and that the design preserves terrain, vegetation, viewsheds, and wildlife corridors. However, further analysis shows that there is insufficient evidence to confirm physical suitability for residential use and that wildlife may be impacted by the development.

³ See BBA Water Consultants, Inc. JAM Ranch Water Rights and Wells Memorandum on page 11 of the Applicant’s Water Supply Plan.

⁴ See DCZR Section 1806A.01.5

DCZR Section 2506.7 requires that the Application include an “analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas and a description of any natural or man-made hazards.”⁵ This requirement is in accordance with state law which “directs state agencies to identify environmental conditions affecting development and enables local governments to adopt regulations for affected areas”.⁶ Here, the Application does not include a description of the physical site characteristics of the general parcel. In fact, staff noted in their initial review that they were unable to determine whether there are any environmentally sensitive, significant slopes or other hazards present⁷ as the Application did not adequately describe any of those characteristics and factors. The topographic map included in the Application shows that significant portions of the subject property have slopes above 15%, which may severely limit development opportunities for the site. To support a rezoning to the ER zone district, Applicants must provide adequate evidence that the subject property is suitable for the proposed use and accompanying infrastructure given the existing site characteristics. Therefore, Applicants have not satisfied their burden of showing that there are no environmentally sensitive, significant slopes or other hazards on the property and have not supported their assertion that the site is physically suitable for the intended use.

The land use review process in Douglas County strives to “identify, minimize, and mitigate impacts to wildlife and the various tiers of wildlife habitat”.⁸ Per CMP Section 9, “preservation of wildlife habitat enriches the human experience by providing beautiful vistas and vital links to natural systems such as watersheds for Douglas County residents. The existence of wildlife is entirely dependent upon the existence of sufficient wildlife habitat”. The CMP considers the subject property moderate wildlife habitat value. Specifically, moderate wildlife habitats are categorized as Tier 2 which are “local or community-level areas which are moderately-sized wildlife habitat areas contained within, or shaped by, development. These habitat areas are prioritized at a moderate level of importance.”⁹ “Stricter review and mitigation of development and other land uses is required of applications in, or adjacent to, important wildlife resources, including moderate or high value wildlife habitat areas.”¹⁰ In fact, the CMP expressly lists Castle Pines Village as a prime example for this tier, further emphasizing the importance of preserving the wildlife in this area. The ER zoning district may adversely impact wildlife resources within the subject property and Castle Pines Village SUA.

Further, the application does not identify the presence or lack of any existing wildlife corridors and how such corridors would be preserved, how potential adverse impacts to wildlife may be mitigated or how wildlife movement would be maintained in accordance with applicable CMP policies and goals. Finally, recommendations by the Colorado Parks and Wildlife must be adhered to in order to ensure compliance with the CMP goals and Douglas County policies including policy 9-1A.3, goal 9-1, objective 9-1B objective 9-1B.2, and objective 9-1D.

⁵ See DCZR Section 2506.7 page 25-8.

⁶ See CMP Section 8 citing C.R.S. §24-64.1-101

⁷ See Staff Initial Review Letter dated December 19, 2025-Section 2(b) pursuant to Section 25 of the Douglas County Zoning Resolution.

⁸ See CMP Section 9.

⁹ See CMP Section 9.

¹⁰ See CMP Section 9.

II. Lack of Sufficient, Reliable, Sustainable, and Renewable Water Supply

The application does not provide any information to demonstrate that the project will be able to obtain or utilize a sufficient, reliable, sustainable, and renewable water supply in order to sustain the project’s long term water demands. Instead, the project will ostensibly rely entirely on non-renewable groundwater from Denver Basin aquifers.

The County’s Comprehensive Master Plan and 2050 Water Plan both prioritize the critical transition from depending on non-renewal ground water to utilizing renewable water sources throughout the County. This transition is critical in order to minimize the depletion and prolong the life of our finite groundwater aquifers, to promote drought resiliency, and to protect water availability for our communities not just now but well into the future.

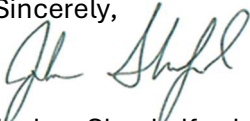
Without any identified renewable water supply, the application is counter to the County’s Comprehensive Master Plan and 2050 Water Plan and should not be approved.

III. Conclusion

For all of the reasons stated above, the Application does not provide sufficient evidence to support the requested rezoning to the ER zone district and fails to meet several of the of the approval criteria for a rezoning under the DCZR. Therefore, the District opposes the Application on the grounds stated in this letter.

These comments are provided for advisory purposes only as part of Douglas County’s referral process. The District reserves the right to provide additional comments should the Application be revised or should additional information become available.

Sincerely,



Joshua Shackelford, District Manager
Castle Pines Village Metropolitan District

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

Held: Tuesday, February 24, 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 – via ZOOM
David King
Mike Lanam
Cassie Vetter – via ZOOM
Tad Walden

Also present were: Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Evan Person, LeAnna Gonzales, Nicole Koehn, District Staff; Dani Kaiser, Tom George and John Peckler, Spencer Fane; Mark Larson, Castle Pines Homes Association; Mike Vernon, member of the public.

Potential Conflict of Interest Disclosures

It was noted that disclosure statements have been filed on behalf of the members of the Board with the Office of the Colorado Secretary of State. 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 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 their Board meeting is this Thursday, February 26, 2026, at 8:00 am. The CPHA annual meeting is on March 9, 2026, at 6:00 p.m. at Cielo. Packets for that meeting have been mailed out. There are two Director positions to be voted for; the candidates are Mr. Doug Cooper and Mr. Michael Porter. They continue to conduct research and speak with experts on the Mountain Pine Beetle. The State of Colorado and State Forestry feel that it may be very prevalent this year. They met with the consultant who previously conducted the forestry study to do a follow-up study. They will also provide training to the Forest Committee and sub-associations on how to identify Mountain Pine Beetle, infected trees, and the action to be taken. They are also purchasing pheromone packets to distribute to community residents. Right now, the plan is for each resident to receive four pheromone packets.

District Manager Report – Mr. Shackelford said the reuse reservoir rehabilitation project at PCWRA has been proceeding on schedule. The project's relining is scheduled to be complete before the golf season begins. The PCWRA board has been coordinating comments related to the expansion of US85. That project is currently in design; construction timing is unknown because there is no funding for it.

Staff have been preparing for the 2025 financial audit. The District hired a Purchasing Specialist. This position will help strengthen financial controls, ensure policy compliance, reduce costs, and free our technical and operational staff to focus on their core operations.

All wells remain operational. Two main water leaks were repaired: one on Golf Club Drive and one on Northwood Court.

The billed water usage for January was 8.5 MG, and the produced water was 11.4 MG. Last month the District repaired a main water leak, and our unaccountable went down as anticipated. Director Walden requested that the District assist residents in reducing water usage due to current climate conditions.

Capital Projects Update – Mr. Person said work completed at the WTP expansion includes grout and epoxy injection in the basins, basin excavations, backfills, and the tie-in of the raw water feed. The March work will include the tank bypass waterline, masonry walls for the new process building, and continued interior work on the office space.

The under-slab piping and concrete encasement are complete for the new water tank. Subgrade preparation continues for the slab pour. The March work will include completing the subgrade, placing rebar for the slab pours, and performing the concrete slab pours.

The consultant is currently revising the final draft of the sanitary sewer master plan to incorporate District comments. A final report is expected within the next two weeks.

Discussion & Action Items

Consent Agenda

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

Approve the Minutes of January 27, 2026, Regular Board Meeting.

Ratify the Approval of January 2026 payments of \$6,174,426.92.

A vote was called, and the motion passed unanimously.

Review of January 2026 Financials - Director Huser asked whether there were any questions regarding the financial statements; none were raised.

Confirm Tuesday, March 24, 2026, Regular Board Meeting at 9:00 a.m. – the Board confirmed the Regular Board meeting on March 24, 2026, at 9:00 a.m.

Executive Session

At 9:26 a.m., Director Huser made a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b), (e) & (f) for purposes of: conferring with legal counsel and receiving legal advice on specific legal questions; discussing matters subject to negotiations, developing negotiation positions and strategy, and instructing negotiators; and/or discussing employment matters regarding: District Manager performance review, JAM Ranch development, and District public relations consulting. The motion was seconded by Director Vetter. Ms. Kaiser and Mr. Shackelford were invited to remain. It was noted that Mr. Shackelford was consulted, and he requested that his review be discussed in executive session rather than the public portion of the meeting.

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

The Board left the executive session, and the regular session resumed at 11:26 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 11:26 a.m.

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

Secretary

Castle Pines Village Metropolitan District
Payments for Ratification
For the periods ending February 28, 2026

Payment		Vendor	Check Amount
Payment Date	Number		
2/11/2026	46718	Amazon Capital Services <i>Facilities Maintenance Supplies, Office Expense</i>	\$1,417.06
2/11/2026	46719	Backflow Tech, Inc. <i>Backflow Testing</i>	\$1,580.45
2/11/2026	46720	Bennet Building and Design Inc. <i>Hydrant Meter Deposit Return</i>	\$1,875.00
2/11/2026	46721	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$2,909.08
2/11/2026	46722	Cintas Corp <i>Janitorial Supplies, Safety Supplies</i>	\$663.67
2/11/2026	46723	Common Knowledge Technology Inc <i>Computer Hardware</i>	\$5,140.00
2/11/2026	46724	Core & Main LP <i>AMI Base Station Support</i>	\$3,717.25
2/11/2026	46725	CPS HR Consulting <i>HR Consulting Services</i>	\$2,826.25
2/11/2026	46726	Cummins Rocky Mountain LLC <i>Generator Maintenance</i>	\$10,449.70
2/11/2026	46727	eLogger <i>Software Renewal</i>	\$5,450.48
2/11/2026	46728	ESRI <i>Software Renewal</i>	\$5,590.00
2/11/2026	46729	General Air <i>Water Distribution Operations</i>	\$38.52
2/11/2026	46730	Grainger Parts <i>Water Treatment Plant Supplies</i>	\$667.06
2/11/2026	46731	Hartfield Automation, SA LLC <i>Water Treatment Plant Supplies</i>	\$758.07
2/11/2026	46732	HBS <i>Trash Removal</i>	\$103.83
2/11/2026	46733	Home Depot <i>Water Treatment Plant Supplies, Facilities Maintenance Supplies</i>	\$1,160.19
2/11/2026	46734	Hydropoint Data Systems, Inc. <i>Irrigation Services</i>	\$4,951.00
2/11/2026	46735	Integrated Systems <i>Water Treatment Plant Maintenance</i>	\$280.00
2/11/2026	46736	Jehn Water Consultants, Inc. <i>Water Rights Hydrologist</i>	\$1,654.98
2/11/2026	46737	King Soopers Customer Charges <i>Office Expense</i>	\$221.31
2/11/2026	46738	Mile High Metal Supply LLC <i>Welding Supplies</i>	\$82.18

Payment			
Payment Date	Number	Vendor	Check Amount
2/11/2026	46739	Mobile Wrench, Inc. <i>Equipment Inspections</i>	\$1,132.00
2/11/2026	46740	Mountain States Imaging, LLC <i>Document Storage</i>	\$167.70
2/11/2026	46741	Penaflo Electric <i>Generator Maintenance</i>	\$1,813.00
2/11/2026	46742	Plum Creek Water Reclamation Authority <i>Wastewater Treatment, Effluent Water</i>	\$40,347.52
2/11/2026	46743	PreCise MRM LLC <i>Fleet GPS Service</i>	\$475.00
2/11/2026	46744	Purcell Tire and Rubber Company <i>Equipment Maintenance</i>	\$252.45
2/11/2026	46745	RJH Consultants, Inc. <i>Renewable Water Evaluation</i>	\$7,963.28
2/11/2026	46746	Service Uniform <i>Facilities Maintenance</i>	\$121.92
2/11/2026	46747	Sienna Custom Homes, Inc. <i>Refund Overpayment on ROW Permit</i>	\$300.00
2/11/2026	46748	Solid Rock Excavation <i>Hydrant Meter Deposit Return</i>	\$1,875.00
2/11/2026	46749	Sonlight Window Cleaning <i>Window Cleaning</i>	\$350.00
2/11/2026	46750	Spencer Fane LLP <i>Legal Services</i>	\$7,798.00
2/11/2026	46751	Streamline <i>Website Hosting Services</i>	\$588.00
2/11/2026	46752	Test Gauge, Inc - CO <i>Irrigation Supplies</i>	\$125.00
2/11/2026	46753	Timber Line Electric Corp. <i>SCADA Services</i>	\$7,895.00
2/11/2026	46754	UNCC <i>811 Locate Fees</i>	\$123.95
2/26/2026	46755	1 On Point Locate & Mapping <i>Utility Locates</i>	\$6,435.00
2/26/2026	46756	Amazon Capital Services <i>Water Distribution Supplies, Office Supplies</i>	\$2,042.36
2/26/2026	46757	Armstrong Sweeping Inc. <i>Street Sweeping</i>	\$12,600.00
2/26/2026	46758	Avalanche HVAC Services, LLC <i>HVAC Replacement</i>	\$16,113.65
2/26/2026	46759	Back Tees at Castle Pines Village <i>Refund Credit on Closed Account</i>	\$125.24
2/26/2026	46760	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$212.63
2/26/2026	46761	Bluebeam, Inc. <i>Software Renewal</i>	\$440.00

Payment			
Payment Date	Number	Vendor	Check Amount
2/26/2026	46762	Bobcat of the Rockies <i>Equipment Maintenance</i>	\$3,473.63
2/26/2026	46763	Burns Figa & Will P.C. <i>Water Rights Legal Services</i>	\$1,342.00
2/26/2026	46764	Castle Pines Homes Association <i>Village Reporter Publication</i>	\$1,175.09
2/26/2026	46765	Castle Rock Remodeling, LLC <i>Building Maintenance</i>	\$10,000.00
2/26/2026	46766	Chavez Construction Inc. <i>Roadway Repairs</i>	\$12,490.00
2/26/2026	46767	Cintas Corp <i>Facilities Maintenance Supplies</i>	\$80.54
2/26/2026	46768	Clark Hill PLC <i>Water Rights Legal Services</i>	\$330.00
2/26/2026	46769	Cloud Connexions LLC <i>Zoom Room Annual Subscription</i>	\$5,400.00
2/26/2026	46770	Colorado Employer Benefit Trust <i>Health Insurance Premiums</i>	\$35,977.44
2/26/2026	46771	Colorado Special Districts <i>Staff Training, Workers' Compensation Deductible</i>	\$2,760.00
2/26/2026	46772	Common Knowledge Technology Inc <i>IT Services, Computer Hardware</i>	\$9,940.16
2/26/2026	46773	Core & Main LP <i>Water Distribution Supplies</i>	\$5,637.14
2/26/2026	46774	CORE Electric Cooperative <i>Electric Services</i>	\$32,603.67
2/26/2026	46775	Cummins Rocky Mountain LLC <i>Generator Maintenance</i>	\$1,430.00
2/26/2026	46776	EON Office <i>Office Supplies</i>	\$93.39
2/26/2026	46777	Fusion Connect, Inc <i>Telephone Service</i>	\$474.57
2/26/2026	46778	Grainger Parts <i>Water Treatment Plant Supplies</i>	\$31.74
2/26/2026	46779	Home Depot <i>Facilities Maintenance Supplies, Vehicle Supplies</i>	\$344.23
2/26/2026	46780	Hosted Solutions LLC <i>Building Maintenance</i>	\$3,679.75
2/26/2026	46781	HR Direct <i>Employee Recognition</i>	\$102.77
2/26/2026	46782	Jensen Sales Co. <i>Landscape Supplies</i>	\$29.27
2/26/2026	46783	John Deere Financial <i>Water Distribution Supplies</i>	\$43.07
2/26/2026	46784	Kevin & Brooke Stark <i>Refund Credit on Closed Account</i>	\$50.86

Payment			
Payment Date	Number	Vendor	Check Amount
2/26/2026	46785	King Soopers Customer Charges <i>Meeting Expense</i>	\$75.82
2/26/2026	46786	Kling Construction Inc. <i>Hydrant Meter Deposit Return</i>	\$1,875.00
2/26/2026	46787	Kloppenbergs Excavating <i>Hydrant Meter Deposit Return</i>	\$1,295.00
2/26/2026	46788	Laura & Jeffrey Kerridge <i>Refund Credit on Closed Account</i>	\$100.00
2/26/2026	46789	Leaf Capital Funding, LLC <i>Copier Lease</i>	\$596.00
2/26/2026	46790	Level 3 Communications, LLC <i>Telephone Service</i>	\$550.26
2/26/2026	46791	Lingo <i>Telephone Service</i>	\$158.54
2/26/2026	46792	O'Reilly Auto Parts <i>Vehicle Supplies</i>	\$69.90
2/26/2026	46793	Parkland USA Corp dba Rhinehart Oil <i>Vehicle Fuel</i>	\$6,615.75
2/26/2026	46794	Service Uniform <i>Facilities Maintenance</i>	\$128.01
2/26/2026	46795	Special District Assn of CO <i>Annual Membership</i>	\$1,237.50
2/26/2026	46796	Sue Mantz <i>Employee Reimbursement - Postage Expense</i>	\$72.55
2/26/2026	46797	T&N Cleaning Services LLC <i>Janitorial Services</i>	\$1,300.00
2/26/2026	46798	Talos Technologies LTD <i>IT Services</i>	\$2,783.00
2/26/2026	46799	Timber Line Electric Corp. <i>Well Site Cellular Conversion</i>	\$13,771.75
2/26/2026	46800	T-MOBILE <i>Cell Phone Service</i>	\$1,156.18
2/26/2026	46801	USA BlueBook <i>Well Operations Equipment</i>	\$7,637.88
2/26/2026	46802	Vermeer <i>Trailer Supplies</i>	\$510.74
2/26/2026	46803	VertexOne Software, LLC <i>WaterSmart Transaction Fees</i>	\$8.22
2/26/2026	46804	Xuma Communications Inc <i>Branded Materials</i>	\$8,719.01
2/26/2026	46805	General Air <i>Welding Supplies</i>	\$1,152.61
Total Payments for Ratification			\$338,135.82

Castle Pines Village Metropolitan District
Financial Reports
February 28, 2026

This report includes unaudited financial reports for the Castle Pines Village Metropolitan District (District) year-to-date budget and actual activity as of February 28, 2026. The purpose of these reports is to inform the Board of Directors (Board) of the District's financial activities and show compliance with the 2026 Budget as approved by the Board. The Working Budget column depicts authorized line-item transfers within the appropriated budget.

The District maintains accounting records on an accrual basis of accounting, meaning activity is recognized in the period revenue was earned, and expenses are recognized in the period goods or services were received regardless of when cash was received or paid, respectively. Reports do not include encumbrances representing procurement commitments for goods or services which have not been received.

The notes below correspond to the accompanying financial reports and are intended to support informed decision-making and highlight operational activity.

Note Ref.

General Fund

1 – *Total Revenue* activity in the General Fund is normal for this point in the year. The largest source of income, property tax, accounts for 90% of the revenue in the General Fund and is primarily collected in the second and third quarters of the year.

2 – In the Operations department, *Office Expense is 49% to date*. Expenses are normally heavier early in the fiscal year to account for annual software subscriptions that were prepaid last year. Additionally, the District purchased computer replacements this year to upgrade workstations beyond useful life.

Water and Sewer Fund

3 – In the Executive and Administrative department, the *Operations & Maintenance* line includes expenses for effluent water use by the golf courses and wastewater treatment for the District. The portion of these costs related to effluent water is then rebilled to the golf courses based on contracted amounts and is reflected in the *Effluent Pumping* revenue line. Activity on these lines is one month in arrears based on the billing cycles.

4 – Loan Payments were made on two Drinking Water Revolving Fund (DWRF) loans this month. Both loans were issued in 2006; one loan will be completely paid off at the end of this year, and one will be paid off in 2027. The District has another DWRF loan payable through 2035.

**Castle Pines Village Metropolitan District
Budget and Actual Activity - General Fund
For the Period Ending February 28, 2026**

	February Activity	Year to Date Activity	2026 Budget		Budget Remaining	Note Ref.
			Original	Working		
Revenue						
Property Tax	\$ -	\$ 125,854	\$ 8,552,902	\$ 8,552,902	\$ 8,427,048	
Investment Income	93,596	114,758	385,000	385,000	270,242	
Specific Ownership Tax	-	53,537	525,000	525,000	471,463	
Charges for Services	1,310	3,155	30,000	30,000	26,845	
Penalties and Interest on Taxes	-	-	8,553	8,553	8,553	
Other Income	-	-	9,500	9,500	9,500	
Total Revenue	94,906	297,304	9,510,955	9,510,955	9,213,651	1
Expenditures						
Executive and Administrative						
Personnel	180,474	416,055	2,589,853	2,589,853	2,173,798	
Professional Services	6,535	8,531	132,610	132,610	124,079	
Marketing and Communications	4,947	10,509	50,250	50,250	39,741	
Office Expenses	2,393	5,236	76,582	76,582	71,346	
Insurance	-	62,527	69,278	69,278	6,751	
Operations and Maintenance	-	-	12,000	12,000	12,000	
Training and Development	1,398	1,549	40,155	40,155	38,606	
Total	195,747	504,407	2,970,728	2,970,728	2,466,321	
Operations						
Operations and Maintenance	71,346	94,433	1,677,700	1,677,700	1,583,267	
Utilities	9,493	20,416	193,500	193,500	173,084	
Professional Services	6,853	11,107	113,600	113,600	102,493	
Office Expenses	22,864	42,833	86,650	86,650	43,817	2
Training and Development	-	4,510	35,000	35,000	30,490	
Capital Outlay - General	-	162,979	525,000	525,000	362,021	
Total	110,556	336,278	2,631,450	2,631,450	2,295,172	
Finance						
County Treasurer Fees	-	1,888	128,294	128,294	126,406	
Office Expenses	-	21,612	27,573	27,573	5,961	
Professional Services	-	-	12,000	12,000	12,000	
Training and Development	-	-	1,750	1,750	1,750	
Total	-	23,500	169,617	169,617	146,117	
Capital Programs						
Operations and Maintenance	-	-	3,500,000	3,500,000	3,500,000	
Professional Services	3,852	4,977	320,000	320,000	315,023	
Total	3,852	4,977	3,820,000	3,820,000	3,815,023	
Total Expenditures	310,155	869,162	9,591,795	9,591,795	8,722,633	
Transfers Out to Other Funds	-	-	(765,000)	(765,000)	(765,000)	
Net Change in Fund Balance	\$ (215,249)	\$ (571,858)	(845,840)	(845,840)	\$ (273,982)	
Beginning Fund Balance, Estimated			18,933,340	18,933,340		
Operating Reserves			2,266,699	2,266,699		
Capital Reserves			1,000,000	1,000,000		
Ending Fund Balance, Estimated			\$ 14,820,801	\$ 14,820,801		

**Castle Pines Village Metropolitan District
Budget and Actual Activity - Water & Sewer Fund
For the Period Ending February 28, 2026**

	February Activity	Year to Date Activity	2026 Budget		Budget Remaining	Note Ref.
			Original	Working		
Revenue						
Charges for Services	\$ 442,425	\$ 888,429	\$ 6,990,000	\$ 6,990,000	\$ 6,101,571	
Investment Income	80,090	100,417	280,000	280,000	179,583	
Effluent Pumping	-	8,356	345,499	345,499	337,143	3
Other Income	3,327	7,907	34,660	34,660	26,753	
Total Revenue	525,842	1,005,109	7,650,159	7,650,159	6,645,050	
Operating Expenses						
Executive and Administrative						
Personnel	73,455	171,975	977,914	977,914	805,939	
Operations and Maintenance	40,348	40,348	728,712	728,712	688,364	3
Water Resources	1,985	17,185	250,000	250,000	232,815	
Professional Services	5,925	6,205	113,700	113,700	107,495	
Marketing and Communications	4,947	10,509	54,200	54,200	43,691	
Insurance	-	62,657	69,278	69,278	6,621	
Training and Development	305	3,107	34,650	34,650	31,543	
Office Expenses	1,276	3,428	50,750	50,750	47,322	
Total	128,241	315,414	2,279,204	2,279,204	1,963,790	
Operations						
Operations and Maintenance	64,655	114,736	2,169,600	2,169,600	2,054,864	
Utilities	22,828	52,418	674,500	674,500	622,082	
Professional Services	9,846	22,837	175,400	175,400	152,563	
Office Expenses	1,958	41,497	65,400	65,400	23,903	
Training and Development	546	546	21,000	21,000	20,454	
Capital Outlay - General	12,825	12,825	170,000	170,000	157,175	
Total	112,658	244,859	3,275,900	3,275,900	3,031,041	
Finance						
Depreciation	-	-	1,400,000	1,400,000	1,400,000	
Office Expenses	583	42,030	83,670	83,670	41,640	
Professional Services	-	-	36,500	36,500	36,500	
Training and Development	-	-	1,500	1,500	1,500	
Principal and Interest on Loans	81,541	81,541	254,373	254,373	172,832	4
Total	82,124	123,571	1,776,043	1,776,043	1,652,472	

Castle Pines Village Metropolitan District
Budget and Actual Activity - Water & Sewer Fund
For the Period Ending February 28, 2026

	February Activity	Year to Date Activity	2026 Budget		Budget Remaining	Note Ref.
			Original	Working		
Capital Programs						
Professional Services	25,822	25,822	290,000	290,000	264,178	
Operations and Maintenance	-	-	690,000	690,000	690,000	
Capital Outlay - General	-	-	8,925,000	8,925,000	8,925,000	
Total	25,822	25,822	9,905,000	9,905,000	9,879,178	
Total Operating Expenses	348,845	709,666	17,236,147	17,236,147	16,526,481	
Transfers In from Other Funds	-	-	765,000	765,000	765,000	
Change in Fund Balance	\$ 176,997	\$ 295,443	(8,820,988)	(8,820,988)	\$ (9,116,431)	
Beginning Unrestricted Fund Balance, Estimated			16,982,179	16,982,179		
Operating Reserves			2,035,287	2,035,287		
Capital Reserves			1,000,000	1,000,000		
Ending Unrestricted Fund Balance, Estimated			\$ 5,125,904	\$ 5,125,904		
Nonoperating Activity						
Investment Income on Bond	\$ 42,944	\$ 81,795	\$ 250,000	\$ 250,000	\$ 168,205	
Capital Outlay - Bond	(465,354)	(1,553,146)	(10,800,000)	(10,800,000)	(9,246,854)	
Interest on Bond	-	-	(1,071,350)	(1,071,350)	(1,071,350)	
Principal on Bond	-	-	(270,000)	(270,000)	(270,000)	
Total Nonoperating Activity	\$ (422,410)	\$ (1,471,351)	\$ (11,891,350)	\$ (11,891,350)	\$ (10,419,999)	

Memorandum

To: Castle Pines Village Metropolitan District Board of Directors
From: Joshua Shackelford, PE, District Manager
Date: March 17, 2026
Subject: Recommendation of Award for 2026 Roadway Program Engineering Services

This memo outlines the recommended award for 2026 Roadway Program Engineering Services. The purpose of this project is to align with the CPV Metro Roadway Master Plan, prioritizing and identifying road maintenance and rebuild tasks slated for completion in 2026.

We issued a Request for Proposals on Rocky Mountain BidNet for this project on February 23, 2026. We received four proposals. Proposals were evaluated based on several criteria, including project understanding, project approach, qualifications, and fee. The selection panel for this project included Evan Person, Capital Program Manager, and Wesley Kuykendall, Procurement Specialist. After review, the selection committee recommends selecting Olsson, Inc.

The proposed contract amount is \$176,459.00, which we request be approved. This project is included in the current budget, which allocates \$250,000.00 for this project.

Recommendation

Staff recommends the Board authorize the District Manager to enter into contract negotiations with Olsson Inc. for the 2026 Roadway Program Engineering Services, with a budget not to exceed \$176,459.00, and to execute a final agreement upon successful negotiations.