

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

Date: Tuesday, August 25, 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.



CASTLE PINES VILLAGE
METROPOLITAN DISTRICT™

	Tab	Estimate
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		
DISTRICT REPORTS		9:10
3A Castle Pines Homes Association Update, Mr. Larson (Verbal)		
3B District Manager Report, Mr. Shackelford (Verbal)		
• PCWRA Update	1	
• Safety & Operations Update	2	
• CPMD Water Usage Reports - July 2026		
3C Capital Projects Updates, Mr. Person (Verbal)		
DISCUSSION & ACTION ITEMS		9:40
4A 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>		
4A.1 Consider Approval of the Minutes from the July 28, 2026, Regular Board Meeting, Staff	3	
4A.2 Ratify Approval of July 2026 Payments in the amount of \$1,620,938.75, Ms. Lindberg	4	
4B Review of July 2026 Financials, Dir. Lanam, Dir. King, Ms. Lindberg	5	9:50
4C Consider Approval of Preliminary Acceptance of CPV Filing 14A, 2nd Amendment, Infinity Properties @ Castle Pines, LLC, Mr. Shackelford	6	9:55
4D Consider Approval of Contract for Well Rehabilitation Project, Mr. Shackelford, Mr. Person	7	10:00
4E Consider Adoption of the Resolution Concerning Special Election to be held on December 8, 2026, Mr. George	8	10:05
4F Confirm Tuesday, September 22, 2026, 9:00 a.m., Regular Board Meeting (Verbal) Confirm Tuesday, September 22, 2026, District Forum, Cielo, 6 p.m.		10:10

	Tab	Estimate
EXECUTIVE SESSION		10:15
5A 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		11:30
6A Adjournment		

Board Meeting Schedule

Tuesday, September 22, 2026, 9:00 a.m., Board Room, Regular Board Meeting
 Tuesday, October 27, 2026, 9:00 a.m., Board Room, Regular Board Meeting

Memorandum

To: Castle Pines Village Metropolitan District Board of Directors
From: Jason LeTellier, Operations Superintendent
Date: August 19, 2026
Subject: Operations Report: July & August 2026

WATER OPERATIONS

The following table summarizes the current status of District facilities.

Facility	Status
Wells	Operating normally.
Water Plant 1	Online and operating normally.
Water Plant 2	Online and operating normally.
Transfer Pump Station	Operating normally.
Booster Pump Stations	Operating normally.
Sewer Lift Stations	Operating normally.
Village Lake Irrigation Pump Station	Operating normally.

MAJOR ISSUES, REPAIRS, & UPDATES

Water Leaks

- Three water service line leaks that were homeowner responsibility were repaired on Red Pass Way, Le Duc Lane, and Huron Lane.

UPCOMING OPERATIONS PRIORITIES

- **Coordination for Water Plant 2 Expansion Project:** Operations staff is now preparing for the commissioning processes of the new water treatment equipment and systems. Additionally, staff is preparing to take water plant 2 offline and only run water plant 1 to assist and help expedite some of the processes that need to occur at water plant 2 as a part of this project.

- **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.
- **Seasonal Operations Priorities:** Operation staff are now focused on landscape maintenance, special projects, and increased water demands. Additionally, we have a renewed effort on storm drainage maintenance as a result of the recent weather conditions that caused a significant amount of flows within our storm drainage systems.

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

**EXHIBIT A
ANNUAL COMPARISON**

POTABLE GALLONS BILLED (000) BY MONTH COMPARISON TO PRIOR YEAR ACTUAL:	<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>
YEAR 2026 Actual	8,494	8,253	10,554	16,911	30,585	56,661	63,832						195,290
YEAR 2025 Actual	8,278	7,172	8,082	12,801	32,927	48,115	60,998						178,373

HISTORICAL DATA:

YEAR 2026 Actual	8,494	8,253	10,554	16,911	30,585	56,661	63,832						195,290
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	27,301	44,212	74,797	131,458	195,290						195,290
YEAR 2025 Actual	8,278	15,450	23,532	36,333	69,260	117,375	178,373						178,373

VL RAW WATER GALLONS BILLED (000) BY MONTH

COMPARISON TO PRIOR YEAR ACTUAL :

YEAR 2026 Actual	0	0	0	136	2,350	5,970	4,364						12,820
YEAR 2025 Actual	0	0	0	0	2,017	3,261	4,280						9,558

HISTORICAL DATA:

YEAR 2026 Actual	0	0	0	136	2,350	5,970	4,364						12,820
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	136	2,486	8,456	12,820						12,820
YEAR 2025 Actual	0	0	0	0	2,017	5,278	9,558						9,558

**TOTAL BILLED GALLONS
POTABLE & VL RAW WATER**

YEAR 2026 Actual	8,494	8,253	10,554	17,047	32,935	62,631	68,196						208,110
YEAR 2025 Actual	8,278	7,172	8,082	12,801	34,944	51,376	65,278						187,931

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

**EXHIBIT B
YEAR 2026 ALL BILLABLE**

7 <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	482	483	483	483	488						483
Total Gallons	1,412,000	1,395,000	1,650,000	2,331,000	4,889,000	9,867,000	10,846,000						32,390,000
Average Mean Per Home	2,948	2,894	3,423	4,826	10,122	20,429	22,225						67,080
CUSTOM HOMES:													
Number of Homes	1,195	1,195	1,196	1,199	1,201	1,201	1,202						1,198
Total Gallons	5,733,000	5,641,000	7,357,000	12,660,000	22,764,000	41,175,000	46,219,000						141,549,000
Average Per Home	4,797	4,721	6,151	10,559	18,954	34,284	38,452						118,112
FULL METRO HOMES:													
Number of Homes	1,674	1,677	1,678	1,682	1,684	1,684	1,690						1,681
Total Gallons	7,145,000	7,036,000	9,007,000	14,991,000	27,653,000	51,042,000	57,065,000						173,939,000
Average Per Home	4,268	4,196	5,368	8,913	16,421	30,310	33,766						103,456
OTHER CUSTOMERS:													
Village Lake	759,000	737,000	806,000	857,000	919,000	1,009,000	1,150,000						6,237,000
Non-residents	8,000	10,000	10,000	29,000	59,000	90,000	126,000						332,000
CP Homes Association	28,000	22,000	28,000	250,000	567,000	1,523,000	1,999,000						4,417,000
CP Metro District	5,000	7,000	5,000	9,000	140,000	623,000	961,000						1,750,000
South Metro Fire	11,000	6,000	10,000	8,000	17,000	30,000	25,000						107,000
Plum Creek Water Reclamation Authority	12,000	9,000	9,000	9,000	7,000	21,000	9,000						76,000
CP Golf Club & International	29,000	24,000	52,000	154,000	359,000	567,000	595,000						1,780,000
Country Club at CP	176,000	132,000	223,000	187,000	217,000	246,000	303,000						1,484,000
Urban Village, Commercial	307,000	238,000	276,000	290,000	314,000	703,000	741,000						2,869,000
Cielo Event Center	8,000	18,000	32,000	24,000	39,000	93,000	107,000						321,000
Castle Hawk Development	0	0	54,000	32,000	53,000	242,000	379,000						760,000
Cherokee Ranch - Extraterritorial Water Conner	0	0	0	17,000	50,000	114,000	57,000						238,000
480 HC Rd - Extraterritorial Water Connect	6,000	13,000	41,000	37,000	64,000	113,000	114,000						388,000
Coldwell Banker Building	0	1,000	1,000	17,000	108,000	197,000	104,000						428,000
The Settlement - Irrigation	0	0	0	0	19,000	48,000	97,000						164,000
VL Pumphouse (Raw Water)	0	0	0	136,073	2,350,549	5,970,840	4,364,100						12,821,562
Total Other	1,349,000	1,217,000	1,547,000	2,056,073	5,282,549	11,589,840	11,131,100						34,172,562
TOTAL WATER BILLED	<u>8,494,000</u>	<u>8,253,000</u>	<u>10,554,000</u>	<u>17,047,073</u>	<u>32,935,549</u>	<u>62,631,840</u>	<u>68,196,100</u>						<u>208,111,562</u>
Cumulative YTD	8,494,000	16,747,000	27,301,000	44,348,073	77,283,622	139,915,462	208,111,562						

TOTAL HOMES ANNUALLY	2019	2020	2021	2022	2023	2024	2025	2026-YTD
SUB-ASSOCIATION HOMES	636	643	665	687	703	709	721	730
CUSTOM HOMES/OTHER	1,102	1,117	1,135	1,152	1,172	1,186	1,195	1,202
Non-CPV Residents	2	2	2	2	2	2	2	2
TOTAL HOMES	<u>1,740</u>	<u>1,762</u>	<u>1,802</u>	<u>1,841</u>	<u>1,877</u>	<u>1,897</u>	<u>1,918</u>	<u>1,934</u>

**CASTLE PINES VILLAGE METRO DISTRICT
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	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
APRIL	8,000	0	18,000	247,000	131,000	0	0	5,000	14,000	1,000	0	0	2,000	42,000	25,000	6,000	23,000	67,000	316,000	0
MAY	94,000	302,000	182,000	306,000	286,000	8,000	16,000	18,000	18,000	14,000	31,000	19,000	24,000	51,000	14,000	0	225,000	194,000	392,000	283,000
JUNE	268,000	643,000	429,000	369,000	508,000	16,000	19,000	30,000	21,000	30,000	63,000	81,000	42,000	62,000	109,000	157,000	699,000	384,000	473,000	650,000
JULY	622,000	831,000	589,000	406,000	525,000	25,000	30,000	33,000	23,000	34,000	53,000	82,000	90,000	68,000	123,000	440,000	644,000	587,000	520,000	703,000
AUGUST	336,000	310,000	436,000	365,000		17,000	24,000	21,000	21,000		62,000	87,000	100,000	61,000		285,000	368,000	508,000	467,000	
SEPTEMBER	396,000	428,000	301,000	291,000		15,000	27,000	21,000	17,000		47,000	55,000	83,000	49,000		289,000	360,000	230,000	372,000	
OCTOBER	210,000	191,000	99,000	201,000		3,000	20,000	4,000	12,000		20,000	25,000	45,000	34,000		66,000	188,000	131,000	258,000	
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		1,450,000	84,000	136,000	132,000		79,000	276,000	349,000	389,000		271,000	1,243,000	2,507,000	2,101,000		1,636,000

	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	2,000	30,000	0	0	N/A	42,000	0	0	2,000	N/A	106,000	0	0	0	N/A	0
APRIL	1,000	0	2,000	117,000	25,000	28,000	13,000	74,000	951,000	86,000	74,000	19,000	56,000	111,000	51,000	0	0	10,000	139,000	6,000
MAY	49,000	118,000	230,000	145,000	128,000	186,000	704,000	775,000	1,178,000	683,000	63,000	123,000	88,000	137,000	59,000	80,000	41,000	162,000	171,000	129,000
JUNE	90,000	268,000	266,000	175,000	300,000	439,000	1,797,000	1,538,000	1,422,000	1,895,000	79,000	189,000	184,000	166,000	187,000	160,000	353,000	144,000	207,000	237,000
JULY	225,000	351,000	352,000	192,000	299,000	1,482,000	1,876,000	1,951,000	1,565,000	2,324,000	159,000	197,000	198,000	182,000	186,000	328,000	304,000	338,000	228,000	424,000
AUGUST	109,000	191,000	254,000	173,000		956,000	976,000	1,325,000	1,405,000		112,000	178,000	189,000	164,000		337,000	307,000	319,000	204,000	
SEPTEMBER	129,000	201,000	174,000	138,000		683,000	1,085,000	766,000	1,119,000		131,000	195,000	164,000	130,000		256,000	312,000	137,000	163,000	
OCTOBER	63,000	109,000	95,000	95,000		600,000	661,000	335,000	774,000		96,000	163,000	110,000	90,000		50,000	108,000	87,000	113,000	
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		754,000	4,404,000	7,112,000	6,764,000		5,030,000	714,000	1,064,000	992,000		589,000	1,211,000	1,425,000	1,197,000		815,000

CASTLE PINES VILLAGE METRO DISTRICT
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	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	14,000
APRIL	80,000	5,000	58,000	119,000	0	0	0	13,000	30,000	0	1,000	0	0	120,000	18,000	7,000	1,000	30,000	208,000	25,000
MAY	64,000	118,000	158,000	147,000	50,000	32,000	16000	62000	37,000	23,000	66,000	60,000	77,000	148,000	116,000	101,000	162,000	253,000	258,000	79,000
JUNE	259,000	306,000	307,000	178,000	202,000	56,000	27,000	64,000	44,000	39,000	66,000	153,000	133,000	179,000	193,000	194,000	384,000	409,000	311,000	321,000
JULY	385,000	441,000	341,000	196,000	245,000	34,000	31,000	64,000	49,000	60,000	107,000	166,000	153,000	197,000	212,000	399,000	475,000	447,000	342,000	456,000
AUGUST	344,000	406,000	352,000	176,000		32,000	62,000	59,000	44,000		124,000	143,000	133,000	177,000		317,000	338,000	391,000	307,000	
SEPTEMBER	236,000	326,000	178,000	140,000		29,000	60,000	55,000	35,000		102,000	131,000	117,000	141,000		303,000	336,000	163,000	245,000	
OCTOBER	254,000	203,000	9,000	97,000		26,000	440,000	48,000	24,000		59,000	74,000	78,000	98,000		260,000	291,000	47,000	169,000	
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		497,000	209,000	636,000	365,000		122,000	525,000	727,000	691,000		539,000	1,581,000	1,987,000	1,740,000		952,000

	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	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
APRIL	17,000	0	0	567,000	0	5,000	0	3,000	34,000	5,000	117,000	0	0	8,000	4,000	0	0	0	136,073	1,954,000	129,269
MAY	203,000	456,000	518,000	709,000	216,000	35,000	66,000	24,000	42,000	26,000	175,000	0	48,000	10,000	0	757,000	1,903,000	1,874,522	2,350,549	2,421,000	2,233,022
JUNE	306,000	885,000	1,050,000	848,000	1,250,000	25,000	94,000	75,000	50,000	55,000	12,000	90,000	164,000	12,000	39,000	1,865,000	5,174,000	2,938,010	5,970,840	2,922,000	5,732,006
JULY	912,000	1,211,000	1,108,000	933,000	900,000	32,000	44,000	98,000	55,000	67,000	101,000	226,000	153,000	13,000	69,000	4,677,000	5,571,000	4,023,976	4,364,100	3,216,000	4,189,536
AUGUST	631,000	912,000	828,000	838,000		45,000	37,000	119,000	50,000		24,000	133,000	101,000	12,000		2,092,000	3,269,000	2,988,483		2,888,000	
SEPTEMBER	493,000	920,000	552,000	668,000		45,000	42,000	34,000	40,000		30,000	41,000	22,000	10,000		1,707,000	3,665,000	1,969,902		2,300,000	
OCTOBER	404,000	465,000	236,000	462,000		12,000	8,000	33,000	28,000		34,000	9,000	13,000	7,000		1,603,000	1,784,000	1,905,166		1,591,000	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		14,000	0	0	N/A		0	0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	0	N/A	
	2,966,000	4,849,000	4,292,000		2,366,000	199,000	291,000	386,000		153,000	507,000	499,000	501,000		112,000	12,701,000	21,366,000	15,700,059	12,821,562		12,283,833

**CASTLE PINES VILLAGE METRO DISTRICT
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	1,000	8,000	0	0	N/A	0	10,000	11,000	8,000	N/A	10,000	6,000	10,000	7,000	N/A	9,000
APRIL	15,000	20,000	80,000	672,000	18,000	24,000	11,000	5,000	391,000	3,000	13,000	10,000	10,000	32,000	8,000	7,000	11,000	12,000	400,000	9,000
MAY	95,000	562,000	695,000	833,000	247,000	123,000	167,000	189,000	484,000	136,000	25,000	13,000	30,000	32,000	17,000	5,000	11,000	9,000	400,000	7,000
JUNE	379,000	1,123,000	1,034,000	1,006,000	1,075,000	240,000	426,000	519,000	585,000	611,000	32,000	40,000	40,000	32,000	30,000	6,000	12,000	6,000	400,000	21,000
JULY	719,000	1,557,000	1,282,000	1,107,000	1,537,000	434,000	497,000	732,000	643,000	952,000	38,000	40,000	31,000	32,000	25,000	6,000	13,000	6,000	400,000	9,000
AUGUST	501,000	685,000	911,000	994,000		286,000	295,000	637,000	578,000		36,000	35,000	31,000	32,000		5,000	29,000	16,000	400,000	
SEPTEMBER	894,000	757,000	603,000	791,000		242,000	279,000	312,000	460,000		43,000	39,000	36,000	32,000		5,000	12,000	8,000	400,000	
OCTOBER	286,000	432,000	221,000	548,000		67,000	120,000	165,000	319,000		24,000	30,000	27,000	32,000		7,000	8,000	10,000	400,000	
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		2,878,000	1,448,000	1,795,000	2,559,000		1,702,000	269,000	259,000	251,000		107,000	85,000	146,000	106,000		76,000

	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	52,000	196,000	121,000	245,000	N/A	223,000	324,000	283,000	306,000	N/A	276,000
APRIL	142,000	82,000	116,000	880,000	154,000	262,000	140,000	272,000	360,000	187,000	340,000	307,000	372,000	376,000	290,000
MAY	336,000	409,000	407,000	880,000	359,000	440,000	301,000	330,000	360,000	217,000	469,000	494,000	624,000	376,000	314,000
JUNE	421,000	537,000	588,000	880,000	567,000	656,000	311,000	360,000	360,000	246,000	444,000	730,000	602,000	376,000	703,000
JULY	721,000	546,000	651,000	880,000	595,000	670,000	335,000	404,000	360,000	303,000	499,000	766,000	689,000	376,000	741,000
AUGUST	486,000	541,000	611,000	880,000		574,000	321,000	371,000	360,000		579,000	667,000	919,000	376,000	
SEPTEMBER	402,000	474,000	529,000	880,000		394,000	288,000	322,000	360,000		666,000	470,000	815,000	376,000	
OCTOBER	278,000	425,000	398,000	880,000		496,000	225,000	368,000	360,000		455,000	357,000	344,000	376,000	
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		1,780,000	4,466,000	2,687,000	3,637,000		1,484,000	4,972,000	5,207,000	5,935,000		2,869,000

June 2023 2 meters added

**CASTLE PINES VILLAGE METRO DISTRICT
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	32,000	0	0	18,000	N/A	54,000	36,000	45,000	39,000	N/A	0	3,000	3,000	24,000	N/A	41,000
APRIL	15,000	16,000	15,000	72,000	24,000	70,000	129,000	60,000	136,000	32,000	43,000	50,000	0	N/A	17,000	44,000	49,000	70,000	N/A	37,000
MAY	82,000	41,000	69,000	72,000	39,000	94,000	203,000	102,000	168,000	53,000	38,000	43,000	0	N/A	50,000	35,000	66,000	89,000	N/A	64,000
JUNE	72,000	61,000	87,000	72,000	93,000	112,000	302,000	149,000	203,000	242,000	36,000	26,000	0	N/A	114,000	41,000	150,000	99,000	N/A	113,000
JULY	64,000	65,000	98,000	72,000	107,000	202,000	418,000	269,000	225,000	379,000	43,000	20,000	0	N/A	57,000	93,000	126,000	138,000	N/A	114,000
AUGUST	66,000	80,000	109,000	72,000		245,000	310,000	195,000	200,000		59,000	16,000	0	N/A		100,000	110,000	111,000	N/A	
SEPTEMBER	49,000	80,000	103,000	72,000		225,000	210,000	137,000	160,000		46,000	0	0	N/A		58,000	86,000	68,000	N/A	
OCTOBER	42,000	54,000	79,000	72,000		116,000	55,000	55,000	110,000		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		321,000	1,064,000	1,627,000	985,000		760,000	515,000	312,000	119,000		238,000	462,000	651,000	691,000		388,000

	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	1,000	0	0	0	N/A	0	0	0	0	N/A	0
APRIL	0	0	0	17,000	0	0	0	1,000	58,000	0	0	0	0	28,000	0
MAY	13,000	2,000	79,000	21,000	118,000	28,000	71,000	126,000	72,000	97,000	23,000	34,000	28,000	35,000	0
JUNE	11,000	47,000	198,000	26,000	159,000	61,000	175,000	156,000	87,000	113,000	20,000	52,000	62,000	42,000	48,000
JULY	45,000	52,000	171,000	28,000	176,000	173,000	160,000	210,000	96,000	271,000	57,000	89,000	72,000	46,000	97,000
AUGUST	67,000	56,000	132,000	25,000		194,000	156,000	203,000	86,000		52,000	83,000	63,000	42,000	
SEPTEMBER	65,000	71,000	59,000	20,000		82,000	114,000	73,000	69,000		55,000	31,000	62,000	33,000	
OCTOBER	35,000	47,000	51,000	14,000		44,000	59,000	36,000	48,000		12,000	19,000	19,000	23,000	
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		460,000	582,000	735,000	805,000		481,000	219,000	308,000	306,000		145,000

**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 ____ of August 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary

Payments for Ratification

For the period ending June 30, 2026

Payment Date	Payment Number	Vendor	Check Amount
7/2/2026	1004	Standard Insurance Company <i>Disability Insurance Premium</i>	\$1,468.55
7/3/2026	1005	Comcast Cable <i>Internet Service</i>	\$366.88
7/7/2026	1006	Comcast Cable <i>Internet Service</i>	\$111.85
7/8/2026	1007	Invoice Cloud <i>Software Transaction Fees</i>	\$538.10
7/10/2026	1008	ADP, Inc. <i>Payroll Services</i>	\$836.92
7/13/2026	1009	Xcel Energy <i>Natural Gas Service</i>	\$431.01
7/15/2026	1010	CenturyLink <i>Internet Service</i>	\$84.99
7/20/2026	1011	Purchase Power <i>Postage</i>	\$1,300.00
7/24/2026	1012	ADP, Inc. <i>Payroll Services</i>	\$153.70
7/28/2026	1013	Alerus <i>FSA Administrative Fee</i>	\$125.00
7/28/2026	1014	CenturyLink <i>Internet Service</i>	\$140.00
7/28/2026	1015	Wells Fargo Bank - Mastercard <i>Office Supplies, Right of Way Supplies, Meeting Expense</i>	\$7,941.48
7/8/2026	47171	1 On Point Locate & Mapping <i>Utility Locate Services</i>	\$5,045.00
7/8/2026	47172	Absolute Pest Control <i>Pest Control</i>	\$123.00
7/8/2026	47173	Acoma Security Group, LLC <i>Security Services</i>	\$49.00
7/8/2026	47174	Adams Lumber Company <i>Right of Way Maintenance</i>	\$1,059.12

7/8/2026	47175	Amazon Capital Services <i>Facility Maintenance, Office Supplies, Water Distribution Supplies</i>	\$1,938.27
7/8/2026	47176	ATS-Specialized LLC <i>Heavy Equipment Operator Training</i>	\$14,900.00
7/8/2026	47177	Blackbaud Fundware <i>Software Training</i>	\$367.50
7/8/2026	47178	Bobcat of the Rockies <i>Equipment Swap</i>	\$6,410.00
7/8/2026	47179	Cintas Corp <i>Custodial Supplies, Safety Supplies</i>	\$740.20
7/8/2026	47180	Clark Hill PLC <i>Water Rights Legal Services</i>	\$1,465.50
7/8/2026	47181	Colorado Analytical Lab <i>Water Sampling</i>	\$180.00
7/8/2026	47182	Common Knowledge Technology Inc <i>IT Services</i>	\$13,182.11
7/8/2026	47183	Complete Business Systems <i>Office Supplies</i>	\$1,019.39
7/8/2026	47184	Core & Main LP <i>Water Distribution Supplies</i>	\$17,256.69
7/8/2026	47185	CORE Electric Cooperative <i>Electricity</i>	\$80,895.09
7/8/2026	47186	CPS HR Consulting <i>HR Consulting Services</i>	\$2,378.75
7/8/2026	47187	EON Office <i>Office Supplies</i>	\$29.60
7/8/2026	47188	Ewing <i>Storm Drainage Materials, Irrigation Supplies, Right of Way Supplies</i>	\$2,741.09
7/8/2026	47189	Garney Companies Inc <i>New Water Tank Construction</i>	\$940,852.70
7/8/2026	47190	General Air <i>Welding Supplies</i>	\$378.70
7/8/2026	47191	Gourmet for Good <i>Meeting Expense</i>	\$1,123.90
7/8/2026	47192	Grainger Parts <i>Water Distribution Supplies, Water Treatment Plant Supplies, Equipment Maint</i>	\$2,332.32
7/8/2026	47193	Green Valley Turf Co <i>Water Distribution Supplies</i>	\$187.43
7/8/2026	47194	Home Depot <i>Equipment Maintenance, Landscape Supplies, Water Distribution Supplies</i>	\$1,826.94

7/8/2026	47195	IMEG Consultants <i>Risk Resiliency Assessment</i>	\$4,800.00
7/8/2026	47196	Jehn Water Consultants, Inc. <i>Water Rights Consulting Services</i>	\$2,625.00
7/8/2026	47197	John Deere Financial <i>Welding Supplies</i>	\$23.99
7/8/2026	47198	Level 3 Communications, LLC <i>Telephone Service</i>	\$744.41
7/8/2026	47199	Mountain States Imaging, LLC <i>Document Storage</i>	\$335.40
7/8/2026	47200	Pirtek South Valley <i>Equipment Supplies</i>	\$89.19
7/8/2026	47201	Plum Creek Water Reclamation Authority <i>Reservoir Rehabilitation Project, Wastewater Treatment</i>	\$134,432.43
7/8/2026	47202	PreCise MRM LLC <i>Fleet GPS Service</i>	\$475.00
7/8/2026	47203	Service Uniform <i>Rug Exchange</i>	\$246.58
7/8/2026	47204	Shamrock Delivery, Inc. <i>Water Sampling</i>	\$68.41
7/8/2026	47205	Smartsheet Inc. <i>Software Renewal</i>	\$2,100.00
7/8/2026	47206	Spencer Fane LLP <i>Legal Services</i>	\$7,750.00
7/8/2026	47207	Sue Mantz <i>Employee Reimbursement - Staff Recognition</i>	\$77.57
7/8/2026	47208	T&N Cleaning Services LLC <i>Janitorial Services</i>	\$2,600.00
7/8/2026	47209	Talos Technologies LTD <i>Technology Support</i>	\$4,485.50
7/8/2026	47210	Timber Line Electric Corp. <i>Water Treatment Plant Maintenance, Well Maintenance</i>	\$7,584.48
7/8/2026	47211	T-MOBILE <i>Cellular Service</i>	\$1,556.33
7/8/2026	47212	Trugreen Processing Center <i>Weed Control</i>	\$1,493.00
7/8/2026	47213	UNCC <i>811 Locate Fees</i>	\$141.45
7/8/2026	47214	USA BlueBook <i>Water Treatment Supplies, Sewer Supplies</i>	\$1,736.98
7/8/2026	47215	Xuma Communications Inc <i>Safety Supplies</i>	\$2,622.13
7/22/2026	47216	Acoma Security Group, LLC <i>Security Services</i>	\$49.00

7/22/2026	47217	Amazon Capital Services <i>Office Supplies, Equipment Maintenance, Storm Drainage Supplies</i>	\$665.92
7/22/2026	47218	Arizona Uniform and Apparel <i>Safety Supplies</i>	\$401.94
7/22/2026	47219	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$2,425.95
7/22/2026	47220	Castle Pines WinWater Company <i>Sewer Maintenance, Right of Way Maintenance</i>	\$1,148.78
7/22/2026	47221	CDI Environmental Contractor <i>Weed Control</i>	\$12,248.00
7/22/2026	47222	Cintas Corp <i>Custodial Supplies</i>	\$155.93
7/22/2026	47223	Clark Hill PLC <i>Water Rights Legal Service</i>	\$2,475.00
7/22/2026	47224	Colorado Employer Benefit Trust <i>Health Insurance Premiums</i>	\$35,789.18
7/22/2026	47225	Core & Main LP <i>Water Distribution Supplies</i>	\$71.82
7/22/2026	47226	DK Solutions <i>Water Distribution Maintenance</i>	\$4,219.72
7/22/2026	47227	Dominion Water & Sanitation District <i>Water Study</i>	\$4,013.69
7/22/2026	47228	Employers Council Services, Inc. <i>Pre-employment Services</i>	\$50.00
7/22/2026	47229	EON Office <i>Office Supplies</i>	\$672.07
7/22/2026	47230	ET Irrigation Management Specialist, LLC <i>Irrigation Repairs</i>	\$4,462.76
7/22/2026	47231	Ewing <i>Irrigation Supplies</i>	\$2,745.12
7/22/2026	47232	Grainger Parts <i>Water Treatment Plant Supplies, Equipment Maintenance</i>	\$775.52
7/22/2026	47233	Hach Company <i>Water Treatment Plant Supplies</i>	\$4,099.05
7/22/2026	47234	Harris Computer Systems <i>Software Renewal</i>	\$22,244.58
7/22/2026	47235	Home Depot <i>Water Distribution Supplies, Water Treatment Plant Supplies, Roadway Maintenance</i>	\$1,174.33
7/22/2026	47236	Jensen Sales Co. <i>Revegetation</i>	\$940.00
7/22/2026	47237	Lawson Products, Inc <i>Water Treatment Plant Supplies</i>	\$82.74

7/22/2026	47238	Leaf Capital Funding, LLC <i>Copier Lease</i>	\$298.00
7/22/2026	47239	Lighthouse <i>Security Improvements</i>	\$11,400.78
7/22/2026	47240	Live Voice <i>Answering Service</i>	\$160.68
7/22/2026	47241	Plum Creek Water Reclamation Authority <i>Reservoir Rehabilitation Project, Effluent Use</i>	\$180,875.56
7/22/2026	47242	SAF-GARD Safety Shoe Co. <i>Safety Supplies</i>	\$2,529.87
7/22/2026	47243	Service Uniform <i>Rug Exchange</i>	\$118.57
7/22/2026	47244	Spencer Fane LLP <i>Legal Services</i>	\$7,942.00
7/22/2026	47245	Summit Fire Protection Co. <i>Water Distribution Repair</i>	\$740.00
7/22/2026	47246	The Elite Pipe MD <i>Water Distribution Repair</i>	\$13,750.00
7/22/2026	47247	Timber Line Electric Corp. <i>Water Treatment Plant Maintenance</i>	\$2,702.70
7/22/2026	47248	Treatment Technology <i>Sodium Hypochlorite</i>	\$4,454.05
7/22/2026	47249	Trumark Homes <i>Refund on Closed Account</i>	\$586.35
7/22/2026	47250	USA BlueBook <i>Water Treatment Supplies</i>	\$3,750.57
7/22/2026	47251	VertexOne Software, LLC <i>Software Transaction Fees</i>	\$62.86
7/22/2026	47252	WM Corporate Services, Inc. <i>Trash Service</i>	\$101.00
7/22/2026	47253	Xuma Communications Inc <i>Branding Services</i>	\$3,825.00
7/22/2026	47254	Joshua Shackelford <i>AWWA Conference</i>	\$761.03
Total Payments for Ratification			\$1,620,938.75

Financial Reports

July 31, 2026

This report includes unaudited financial reports for the Castle Pines Village Metropolitan District (District) year-to-date budget and actual activity as of July 31, 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 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.

On May 27, 2026, the Board amended the Water & Sewer Fund budget to include an additional \$2 million in revenue and \$2 million expenses related to rehabilitation of the Plum Creek Water Reclamation Authority (PCWRA) reuse reservoir; this activity is presented as separate revenue and expense lines on the accompanying reports. No changes were made to the original budget of the General Fund. The District's Budget Policy authorizes management to reallocate budget between line items within the appropriated budget.

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 – The *Training and Development* line in the Executive and Administrative department includes budget for the Special District Association conference in September, and all staff training completed in July which has not yet been billed. This line is projected to be slightly under budget at the end of the year.

2 – *Operations and Maintenance* in the Operations department includes summer projects, which are already encumbered, such as roof replacements for the office and shop buildings. Also included in this line is right of way and roadway maintenance, such as weed spraying, streetlight, and pothole repairs, all of which are ongoing expenses throughout the year.

Water and Sewer Fund

3 – *Other Income* exceeds budget year to date primarily due to administrative fees related to customer noncompliance with backflow prevention testing requirements. Per District policy, fines are assessed at 30 days and 60 days after final notification is provided to residents.

4 - The *Training and Development* line in the Executive and Administrative department includes budget for water-specific conferences as well as an all-staff training completed in July which has not yet been billed. This line item is projected to be on budget for the year.

5 – *Depreciation Expense* in the Finance department remains unspent to date. This is normal for this line because depreciation is a manual entry recorded as part of the year-end closing process in preparation for the annual audit. The budget is expected to be fully expensed this year.

6 – In Nonoperating Activity, *Capital Outlay – Bonds* is nearly 90% spent. This line accounts for the remaining proceeds of the 2022 Revenue Bonds, which will be completely spent in the third quarter of this year. Supplemental funds will be spent from operating dollars to complete construction of the new water tank and water treatment plant expansion as budgeted.

Budget and Actual Activity - General Fund
For the Period Ending July 31, 2026

	July Activity	Year to Date Activity	2026 Budget	Budget Remaining	Note Ref.
Revenue					
Property Tax	\$ 152,613	\$ 8,286,825	\$ 8,552,902	\$ 266,077	
Investment Income	46,478	256,483	385,000	128,517	
Specific Ownership Tax	52,769	350,326	525,000	174,674	
Charges for Services	1,600	16,720	30,000	13,280	
Penalties and Interest on Taxes	2,391	4,650	8,553	3,903	
Other Income	-	-	9,500	9,500	
Total Revenue	255,851	8,915,004	9,510,955	595,951	
Expenditures					
Executive and Administrative					
Personnel	217,124	1,461,140	2,589,853	1,128,713	
Professional Services	7,870	52,415	132,610	80,195	
Marketing and Communications	1,913	20,207	50,250	30,043	
Office Expenses	2,056	21,373	76,582	55,209	
Insurance	-	65,335	69,278	3,943	
Operations and Maintenance	-	5,127	12,000	6,873	
Training and Development	151	5,148	40,155	35,007	1
Total	229,114	1,630,745	2,970,728	1,339,983	
Operations					
Operations and Maintenance	113,522	369,351	1,677,700	1,308,349	2
Utilities	11,407	73,910	193,500	119,590	
Professional Services	6,566	51,375	113,600	62,225	
Office Expenses	354	55,864	86,650	30,786	
Training and Development	7,450	12,915	35,000	22,085	
Capital Outlay - General	-	228,519	525,000	296,481	
Total	139,299	791,934	2,631,450	1,839,516	
Finance					
County Treasurer Fees	2,325	124,326	128,294	3,968	
Office Expenses	2,234	24,019	27,573	3,554	
Professional Services	-	11,000	12,000	1,000	
Training and Development	-	184	1,750	1,566	
Total	4,559	159,529	169,617	10,088	
Capital Programs					
Operations and Maintenance	36,464	70,457	3,500,000	3,429,543	
Professional Services	340	8,347	320,000	311,653	
Total	36,804	78,804	3,820,000	3,741,196	
Total Expenditures	409,776	2,661,012	9,591,795	6,930,783	
Transfers Out to Other Funds	-	-	(765,000)	(765,000)	
Net Change in Fund Balance	\$ (153,925)	\$ 6,253,992	(845,840)	\$ (7,099,832)	
Beginning Fund Balance, Estimated			18,933,340		
Operating Reserves			2,266,699		
Capital Reserves			1,000,000		
Ending Fund Balance, Estimated			\$ 14,820,801		

Budget and Actual Activity - Water & Sewer Fund
For the Period Ending July 31, 2026

	July Activity	Year to Date Activity	2026 Budget	Budget Remaining	Note Ref.
Revenue					
Charges for Services	\$ 1,092,118	\$ 4,676,872	\$ 6,990,000	\$ 2,313,128	
Investment Income	52,145	326,951	280,000	(46,951)	
Effluent Pumping	16,603	49,144	125,499	76,355	
Other Income	49,938	116,206	34,660	(81,546)	3
Reservoir Rehabilitation Revenue	102,441	731,418	2,220,000	1,488,582	
<i>(Added per Board Amendment on May 27, 2026)</i>					
Total Revenue	1,313,245	5,900,591	9,650,159	3,749,568	
Operating Expenses					
Executive and Administrative					
Personnel	73,645	540,715	977,914	437,199	
Operations and Maintenance	48,595	241,092	508,711	267,619	
Reservoir Rehabilitation Expense	171,969	895,690	2,220,000	1,324,310	
<i>(Added per Board Amendment on May 27, 2026)</i>					
Water Resources	14,955	106,169	250,000	143,831	
Professional Services	5,495	40,838	113,700	72,862	
Marketing and Communications	1,913	20,207	54,200	33,993	
Insurance	-	65,465	69,278	3,813	
Training and Development	686	11,331	34,650	23,319	4
Office Expenses	1,348	10,345	50,750	40,405	
Total	318,606	1,931,852	4,279,203	2,347,351	
Operations					
Operations and Maintenance	134,780	606,770	2,169,600	1,562,830	
Utilities	2,131	246,706	674,500	427,794	
Professional Services	9,249	71,538	175,400	103,862	
Office Expenses	240	44,563	65,400	20,837	
Training and Development	7,450	11,505	21,000	9,495	
Capital Outlay - General	-	12,825	170,000	157,175	
Total	153,850	993,907	3,275,900	2,281,993	
Finance					
Depreciation	-	-	1,400,000	1,400,000	5
Office Expenses	1,730	63,500	83,670	20,170	
Professional Services	2,568	18,236	36,500	18,264	
Training and Development	-	184	1,500	1,316	
Principal and Interest on Loans	-	127,187	254,373	127,186	
Total	4,298	209,107	1,776,043	1,566,936	

Budget and Actual Activity - Water & Sewer Fund
For the Period Ending July 31, 2026

	July Activity	Year to Date Activity	2026 Budget	Budget Remaining	Note Ref.
Capital Programs					
Professional Services	53,363	133,810	290,000	156,190	
Operations and Maintenance	-	-	690,000	690,000	
Capital Outlay - General	300	1,760	8,925,000	8,923,240	
Total	53,663	135,570	9,905,000	9,769,430	
Total Operating Expenses	530,417	3,270,436	19,236,146	15,965,710	
Transfers In from Other Funds	-	-	765,000	765,000	
Change in Fund Balance	\$ 782,828	\$ 2,630,155	(8,820,987)	\$ (11,451,142)	
Beginning Unrestricted Fund Balance, Estimated			16,982,179		
Operating Reserves			2,035,287		
Capital Reserves			1,000,000		
Ending Unrestricted Fund Balance, Estimated			\$ 5,125,905		
Nonoperating Activity					
Investment Income on Bond	\$ 11,208	\$ 184,846	\$ 250,000	\$ 65,154	
Capital Outlay - Bond	(45,622)	(9,518,547)	(10,800,000)	(1,281,453)	6
Interest on Bond	-	(535,475)	(1,071,350)	(535,875)	
Principal on Bond	-	-	(270,000)	(270,000)	
Total Nonoperating Activity	\$ (34,414)	\$ (9,869,176)	\$ (11,891,350)	\$ (2,022,174)	

INFINITY

PROPERTIES

7-23-2026

Josh Shackelford

District Manager

Castle Pines Metropolitan District

5880 Country Club Drive

Castle Rock, CO 80108

RE: Castle Pines Village Filing 14A, 2nd Amendment - Preliminary Acceptance

Josh,

Pursuant to the terms of the Intergovernmental Agreement and the Subdivision Improvements Agreement, Infinity Properties @ Castle Pines LLC requests that the Castle Pines Metropolitan District grant preliminary acceptance to the above referenced project.

Respectfully,



John Hovde

Operations manager

Infinity Properties @ Castle Pines LLC

Memorandum

To: Castle Pines Village Metropolitan District Board of Directors
From: Joshua Shackelford, PE, District Manager
Date: August 19, 2026
Subject: Recommendation of Award for LDa-10R, De10R, and A-10 Well Rehabilitation

This memo outlines the recommended award for LDa-10R, De10R, and A-10 Well Rehabilitation. The purpose of this project is to rehabilitate these wells to ensure efficient operation into the future.

We issued a Request for Proposals on Rocky Mountain BidNet for this project on July 21, 2026. We received four proposals for this project. Proposals were ranked by price and evaluated for responsiveness and responsibility. The selection panel for this project included Jason LeTellier, Operations Superintendent, Evan Person, Capital Program Manager, and Wesley Kuykendall, Procurement Specialist. After review, the selection committee recommends selecting Colorado Pump Service and Supply Co.

The proposed contract amount is \$528,502.00 which we request be approved. This project is included in the current budget, which allocates \$690,000.00 for this project.

Recommendation

Staff recommends approval of the contract with Colorado Pump for Recommendation of Award for LDa-10R, De10R, and A-10 Well Rehabilitation Support Services in the amount of \$528,502.00.

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CASTLE PINES VILLAGE METROPOLITAN DISTRICT**

**CONCERNING SPECIAL ELECTION TO BE HELD ON
DECEMBER 8, 2026
CONDUCTED BY MAIL BALLOT**

WHEREAS, the Castle Pines Village Metropolitan District of the County of Douglas, State of Colorado (hereinafter referred to as the "District"), is a duly organized and existing quasi-municipal corporation and political subdivision of the State of Colorado, existing and operating under and by virtue of the Constitution and laws of the State of Colorado, including but not limited to Parts 1 through 16 of Article 1 of Title 32, C.R.S., as amended (the "Special District Act"); and

WHEREAS, Const. Colo. Art. XVIII, Section 11 decrees that elected government officials shall be limited to two consecutive terms in office, except with respect to terms of office which are two years or shorter in duration in which case no such officer shall serve more than three consecutive terms in office, beginning on or after January 1, 1995; and

WHEREAS, Const. Colo. Art. XVIII, Section 11 decrees that the voters of any political subdivision may lengthen, shorten, or eliminate the limitations on terms of office imposed by said Section 11; and

WHEREAS, the Board of Directors of the District (the "Board") deems it necessary and in the best interest of the District to eliminate term limits; and

WHEREAS, pursuant to Section 1-13.5-111(2), C.R.S., the District may hold special elections on the first Tuesday after the first Monday in February, May, October, or December of any year; and

WHEREAS, accordingly, the Board has determined to submit to the electors of the District, at a special election to be held on December 8, 2026, the ballot question set forth in **Exhibit A** attached hereto; and

WHEREAS, pursuant to Section 1-13.5-101, et seq., C.R.S., the governing body of any political subdivision may make the determination to hold an election by mail ballot and may conduct an independent mail ballot election.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Castle Pines Village Metropolitan District of Douglas County, Colorado:

1. That a special election to be conducted by mail ballot be called and held on December 8, 2026, within the Castle Pines Village Metropolitan District at which election the eligible electors shall vote to eliminate term limits as described in the ballot question set forth in **Exhibit A** hereafter and certified to the designated election official no later than 60 days prior to the election, including the authority to appoint election judges pursuant to Section 1-7.5-401(2), C.R.S.;

2. That the Board of Directors will by separate resolution appoint a Designated Election Official for the conduct of the election; the Designated Election Official will be granted the authority to undertake all reasonable actions that are necessary or convenient for the conduct of the election;

3. That the election shall be held and conducted in accordance with the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S., as supplemented by Const. Colo. Art. X, Sec 20, the Uniform Election Code of 1992 as amended, the applicable Current Rules and Regulations Governing Election Procedures of the Secretary of State of the state of Colorado, and Title 32, Article 1, Part 8, Colorado Revised Statutes, C.R.S. 32-1-305.5, and other relevant Colorado and federal law (collectively, hereafter all such law and rules shall be referred to as the “Relevant Law”);

4. That should any part or provision of this Resolution be adjudged unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the intention that the various provisions hereof are severable;

5. That all acts, orders, resolutions, or parts thereof, of the District that are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict;

6. That the provisions of this Resolution shall take effect immediately;

7. That all past actions taken by the District, its Board members individually and collectively, officers, agents, attorneys, and consultants directed toward the lawful conduct of the election were done in the best interests of the District and said actions are hereby ratified and confirmed as if originally taken with full authority;

8. That no person will receive a ballot in this election unless the person is an eligible elector of the District, as defined in Section 32-1-103(5), Colorado Revised Statutes;

9. That the Designated Election Official shall file within 30 days after the election, the results of election, including the business address, the telephone number, and the name of the contact person of the District with the Division of Local Government. (C.R.S. 1-11-103(3), 32-1-104(1)); and

10. That in the event of a conflict between this Resolution and Relevant Law, the Relevant Law shall control.

ADOPTED AND APPROVED as of the ____ day of _____, 2026.

CASTLE PINES VILLAGE METROPOLITAN
DISTRICT

By: _____
President

ATTEST:

Secretary

Exhibit A
Castle Pines Village Metropolitan District Ballot Question

BALLOT QUESTION A
(Term Limits Elimination)

Shall members of the Board of Directors of Castle Pines Village Metropolitan District be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the Castle Pines Village Metropolitan District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?