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

Held: Wednesday, September 30, 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 – via Zoom

Also present were Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Nicole Koehn, District Staff; Tom George, Dani Kaiser, Spencer Fane; Mark Larson, General Manager and CPHA staff, Castle Pines Homes Association, via Zoom; Cici Holbrook, Mike Vernon, members of the public, via Zoom. Beth Westberg and Mike Bear, members of the public, in person.

Potential Conflict of Interest Disclosures

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

Approval of the Agenda

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

The Board unanimously approved the Agenda.

Guest Introductions / Comments from the Community – Mike Bear complimented staff on their response to a water leak near his residence. Beth Westberg asked whether the results of December 8, 2026 special election would be posted publicly beyond the legally required notices. Ms. Westberg also asked about the estimated costs associated with the election, including packets, postage, and other related expenses, as well as whether there was an estimate for legal fees. Director Huser stated that legal fees were expected to be negligible, as this type of work is covered by the District's existing monthly fee to general counsel. Director Huser also said the District had not yet determined a plan for posting the election results.

DISTRICT REPORTS

Castle Pines Homes Association Update – Mark Larson provided an update regarding upcoming community activities and projects. Two Board seats will be up for election in March, and the Village Reporter, expected to be published in early October, will include election information. A community forum regarding the budget will be held in October, with the budget anticipated to be approved in November and take effect in January. The annual Pancake Breakfast is scheduled for Saturday, October 31, from 8:00 a.m. to 11:00 a.m. Parks and Recreation also reported that the Oktoberfest held on Saturday, September 12, was very successful, with more than 1,000 people in attendance.

The County also provided an update on the temporary suspension of the railroad quiet zone. All County-required improvements, including changes to the curb and gutter and installation of the required signs, are complete. An issue remains regarding business access in Sedalia. PCWRA will meet with the Federal Railroad Administration to determine how to address the access issue. Once the issue is resolved, the quiet zone is expected to be reinstated.

District Manager's Report

PCWRA Update – Recent rainstorms in August and September have been maxing out the influent flow meters into PCWRA. The reuse reservoir rehabilitation project is proceeding on schedule. The reservoir lining phase is scheduled to begin next month. CDPHE has not yet released the draft discharge permit for PCWRA. CDPHE completed a compliance inspection at PCWRA on September 23-24.

General Update – The District held its annual Resident Update Forum on Tuesday, September 22 at Cielo. The District sent out a newsletter to all customers in mid-September. Approximately 200 people attended the forum overall, including in-person and Zoom attendees.

Safety & Operations Update – Heavy rainfall throughout September has kept crews busy with storm cleanup and maintenance. WTP2 lost power on Sunday, September 13. Aside from the power outage, all facilities continue to operate normally, including all wells, treatment plants, pump stations, and lift stations.

CPVMD Water Usage Report – Mr. Shackelford reviewed the 2026 Water Usage Report. Unaccounted-for water remained consistent with the prior month, and repairs were completed at Eagle Point and Indigo, with an earlier Ramshorn repair to be reflected in the September data. The District's consultant, M.E. Simpson, will assess the main water leaks and recommend needed repairs. Mr. Shackelford noted that the District has been more successful in identifying leaks this year.

August 2026 water usage was substantially lower than August 2025. Per capita usage decreased from approximately 30,000 gallons per month to 27,500 gallons per month. Mr. Shackelford reported that six HOAs reached Tier 4 in August and noted that some residents may have less visibility into their water usage because the HOA pays the bill.

Mr. Shackelford also reviewed historical aquifer pumping and the current water billing tiers. Approximately 75% of customers remained in Tier 1, while approximately 15% were in

Tier 4, down from 20% in July. As the winter season approaches, residents will be encouraged to turn off their irrigation systems.

Capital Projects Update

WTP2 Consolidation – The contractor installed filter media into both filters and performed the first backwash cycle. They also completed drywall and painting. The chemical room installation is nearing completion. October work includes finishing the commissioning of new filters and all associated equipment and performing a demonstration period and sign off. Next milestones include signing off on the new side of the water plant for completion in October, completing new lab room upgrades in November, and completing upgrades to existing filters in December.

New Water Tank – All scaffolding has been removed, and hatches have been installed. October work includes disinfection, tank filling, and leak testing. Next milestones include a leak test in October, the tank coming into service in November, and backfilling in December. There will be trucks on the north side of the Village during the backfilling process. Staff will put out an RFP for landscaping and fence work soon so work can begin in Quarter 1 of 2027.

Director Walden asked about the higher-than-normal payments made to a consultant this month. Staff explained that the increased costs were primarily related to the water plant and tank contracts, which require inspectors to be on-site daily for both projects. It was also noted that some increases were due to the timing of invoice submissions.

2026 Roadway Rehabilitation – The contractor completed the rebuild of Prospect Drive (which was a 3-week project). Fall striping will be conducted mid-October. Director Vetter asked how the District prioritizes road maintenance and repairs. Staff explained that residents are encouraged to report road issues they observe, while the District also tracks known issues over time. Staff will prioritize addressing these ongoing issues as funding becomes available, including when additional budget capacity allows for repairs.

DISCUSSION & ACTION ITEMS

Consent Agenda

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

Approve the Minutes of August 20, 2026, Board Work Session.

Approve the Minutes of August 25, 2026, Regular Board Meeting.

Ratify the Approval of August 2026 payments of $5,308,974.54.

A vote was called, and the motion passed unanimously.

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

Director Walden asked about the higher expenditures from the previous month and the projected year-end financial position. Ms. Lindberg stated that expenditures are expected to be at or below budget at year-end, with no anticipated budget overruns in any area.

Consider the Approval of Resolution Appointing Designated Election Official – Director Huser moved to Approve the Resolution Appointing the Designated Election Official. He also stated that Sue Blair with Community Resources Services (CRS) was being considered for approval to serve as the Designated Election Official (DEO). Mr. George explained that the resolution was presented separately because the DEO designation was omitted from the resolution approved the previous month and was a timing matter. The companion item is a contract with CRS for election services. Mr. George stated that Sue Blair has provided election services in the metro area for more than 20 years. Director Vetter seconded the motion.

A vote was called, and the motion passed unanimously.

Consider Approval of Agreement to Provide Election Services – Director Huser made a motion to approve the Agreement to Provide Election Services, seconded by Director Vetter.

A vote was called, and the motion passed unanimously.

Confirm Tuesday, October 27, 2026, Regular Board Meeting at 9:00 a.m. – The Board confirmed the Regular Board meeting for Tuesday, October 27, 2026, at 9:00 a.m.

EXECUTIVE SESSION

At 9:59 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) JAM Ranch, 2) Hotwire Contract Negotiations, 3) Douglas County Water Issues, 4) District Board Retreat, and 5) Backflow Program. Director Lanam seconded the motion.

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

The Board left the executive session, and the regular session resumed at 11:05 a.m.

With no further business before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the regular meeting at 11:05 a.m.

The Board of Directors approved the foregoing minutes on the 27th of October 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary