

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF THE CASTLE PINES METROPOLITAN DISTRICT
ALL ATTENDEES PARTICIPATED VIA ZOOM TELECONFERENCE**

Held: Tuesday, December 7, 2021, 9:30 a.m., at 5880 Country Club Dr., Castle Rock, Colorado

A special meeting of the Board of Directors of the Castle Pines 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
Mike Lanam
Dick Munday
Craig Sundquist
Tad Walden

Also present were: Sue Mantz, Jason LeTellier, LeAnna Gonzales, District Staff; Tracy Adams; Tom George, Spencer Fane; Josh Shackelford, Olsson; David King, Robert Armstrong, members 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 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 Sundquist.

The Board unanimously approved the agenda.

Guest Introductions / Comments from the Community – there were none

Action Items

Consider Approval of CPMD Employee Handbook – Director Huser made a motion to approve the CPMD Employee Handbook, seconded by Director Sundquist. Mr. George and Ms. Mantz presented the revised employee handbook, explained the updates from the prior version, and answered questions from the Board.

The Board unanimously approved the motion.

Consider Approval of Resolution Concerning Regular Election May 3, 2022 -
Director Huser made a motion to approve the Resolution Concerning Regular Election May 3,

2022, seconded by Director Sundquist. Mr. George presented the resolution to the Board, noting that it is a standard resolution that calls the District's regular director election on May 3, 2022, for which there will be three 3-year terms open. It also designates the District's Designated Election Official (DEO) as Sue Blair of Community Resource Services (CRS) and sets forth the timeline of the election. Director Sundquist asked who Sue Blair of CRS coordinates with at Metro for the election, and Mr. George stated CRS will be conducting the election in its entirety and will coordinate with staff only on logistical matters if necessary.

The Board unanimously approved the resolution.

Discussion Items

Discuss Water Symposium and Communications to be sent to homeowners, Schedule date for the event – Ms. Mantz said we are looking at the week of February 21 for the Water Symposium. Director Huser shared that the HOA has its annual meeting on March 7th and we do not want to conflict with their meeting. Director Huser asked who we need to consider for attendance, Director Walden said Olsson, the Water Committee, Communications Committee, the Board, and staff. Director Walden said we can have February 23 or February 24 as the two date options. Director Walden said the Magellan survey will go out after the first of the year and the intention of it is to get an understanding of how the residents feel and an assessment of public opinion. The data from the survey will be used to prepare for the symposium. Ms. Mantz asked if the survey questions will go to the Board before it goes out, Director Walden affirmed.

Plum Creek Water Reclamation Authority (PCWRA) Presentation Regarding Reuse Water Capital Replacement Costs – Director Huser introduced Wes Martin and Kirby Clark from PCWRA who joined to discuss the capital replacement of the reuse water system. Mr. Martin said the reuse system was built in the late 80's early 90's for the golf courses which includes The Ridge, Redhawk, The Country Club, and The Golf Club. It has not been well maintained and they have been trying for several years to have the reservoir redone. Several years ago, they had the project approved and ready to go, about \$1.5M for the project, at the last minute the PCWRA board halted the project. The liner of the reservoir needs to be replaced as well as rehabbing the pump system, a project cost of about \$4.5M. PCWRA is looking to the members on how to fund this project and their relationship with their golf courses. One option PCWRA is considering is funding the project from their reserves and researching re-payment options from the golf courses. They are looking to kick this project off in 2024. Mr. Martin and Mr. Clark answered questions from the Board.

Executive Session

At 10:57 a.m., Director Huser proposed a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b) and (d) for the purposes of conferencing with legal counsel and receiving legal advice on specific legal questions and to discuss matters subject to negotiations, develop negotiation positions and strategy, and to instruct negotiators on matters related to water reuse, effluent use, and provision of water to the golf courses, seconded by

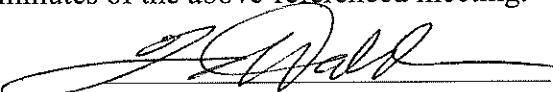
Director Sundquist, Mr. George, Mr. Shackelford, Ms. Mantz, Mr. LeTellier, and Ms. Gonzales were invited to stay.

The Board left the executive session and the regular session resumed at 11:15 a.m.

Adjourn

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 11:15 a.m.

The Board of Directors approved the foregoing minutes on the 25th of January 2022. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.


Secretary