

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

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

Also present were: Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Evan Person, Nicole Koehn, District Staff; Dani Kaiser, Spencer Fane; Mike Vernon, Cindy Russ, and Cici Holbrook, members of the public via Zoom.

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.

Employee Recognition

Mr. Shackelford recognized Sue Mantz for celebrating her 25th Anniversary with Castle Pines Village Metropolitan District on March 5, 2026. She was recognized for her dedication and contributions to the organization. She was presented with an engraved plaque. The Board of Directors recognized and thanked Sue for her commitment to the District.

District Reports

Castle Pines Homes Association Update – There was no representative from the Castle Pines Homes Association in attendance at the meeting, and no related topics were discussed.

District Manager Report – Mr. Shackelford discussed the PCWRA Updates. The reuse reservoir rehabilitation project has been proceeding per schedule. The pond will be back in

service in time for the irrigation season. Construction is expected to continue through the rest of this year. The PCWRA Board has been coordinating comments related to the expansion of US 85. CDOT has informed us that they do not expect construction to take place until 2031 or later (though this timeline is subject to change).

General Updates - Participated in the CPHA Annual Meeting on March 9, 2026. Staff have been preparing for the 2025 financial audit. The audit will take place in the first week of April.

Operations Updates - All wells remain operational. Identified one water leak on a service line on Ellingwood Drive that has since been repaired.

Staff conducted tours of the new tank site with the Metro Board and CPHA Board on March 16, 2026.

Mr. Shackelford reviewed the 2026 water usage reports. The District consumes about 10MG per month during the winter months, but we expect an uptick in March due to warmer weather. We are encouraging residents not to start their irrigation systems yet. The unaccountable water has reduced due to many leaks being identified and repaired.

Jam Ranch Rezone Update – The Jam Ranch rezoning proposal is located north of Happy Canyon Road and east of Castle Pines Village Metropolitan District. The proposal requests the rezoning of 88 acres of agricultural land to allow for 35 residential homes. An application for rezoning was submitted in January 2026 for Jam Ranch. Castle Pines Village Metropolitan District and the Castle Pines Homes Association sent letters opposing that rezoning application. Other entities that submitted comments include Castle Pines North Metro District, Colorado Parks and Wildlife, Douglas County Historic Preservation, Douglas County Water Commission, and Happy Canyon HOA. No responses to the letters have been received at this time.

Director Walden explained that this is a request to rezone so they can then become a residential development. When they bought the land, it was zoned as agricultural.

Director Lanam believes that the County Commissioners have continually increased land use beyond prior zoning, consistently siding with developers on high-density, unrestricted growth. They are not listening to the community's outcry, which has been significant.

This topic will be further discussed in executive session.

Capital Projects Update – WTP2 Consolidation – The masonry walls for the process-building are complete. The concrete pour connecting the slab between the new construction and the old building was completed. New filters will be delivered and set this week. April work includes installing the process-building trusses and roof and then beginning the piping and appurtenances process. The next milestone is to complete roof work and move staff into the new WTP office in April.

New Water Tank – completed storm installation work. Completed sun-grade prep. Completed installation of rebar and tendons in preparation for slab pour. Completed slab pour.

April work includes starting the work on the wall pours (8 pours are required). The next milestone is the actual wall pours in May.

Discussion & Action Items

Consent Agenda

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

Approve the Minutes of February 24, 2026, Regular Board Meeting.

Ratify the Approval of February 2026 payments of \$338,135.82.

A vote was called, and the motion passed unanimously.

Review of February 2026 Financials - Director Huser asked whether there were any questions regarding the financial statements; Director Lanam stated that he and Director King met with Amber and noted not too much activity since we are only in the first couple months of the year. Director Walden needed clarification on a few items, and Mr. Shackelford responded.

Consider Approval of Engineering Services for the 2026 Roadway Work – Director Huser made a motion to approve authorization for 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, seconded by Director Lanam.

Recommendation of Award for 2026 Roadway Program Engineering Services. The District issued a Request for Proposal (RFP) on February 23, 2026. We received four proposals, and they were evaluated based on project understanding, project approach, qualifications, and fee. The staff recommends awarding the contract to Olsson, Inc., in the amount of \$176,459.00.

A vote was called, and the motion passed unanimously.

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

Executive Session

At 10:0 a.m., Director Huser made a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b) & (e), 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 regarding the Jam Ranch Rezoning application.

The motion was seconded by Director King.

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

The Board left the executive session, and the regular session resumed at 11:04 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 11:04 a.m.

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


Secretary