

# CASTLE PINES NORTH



## METROPOLITAN DISTRICT

Castle Pines North Metro District (CPNMD) Board of Directors

### RESOLUTION 2020-06-15-001

Concerning dissolution of the Castle Pines North Master Association

- WHEREAS,** the Master Association assesses and collects from each home buyer or home seller within CPNMD a \$325 home-ownership transfer fee; and
- WHEREAS,** the Master Association also typically assesses and collects from each property owner within CPNMD a \$40 annual fee; and
- WHEREAS,** in its letter dated June 19, 2019, the Master Association asked CPNMD for ideas on how to spend approximately \$344,000 in excess revenues the Master Association had collected over the years from Castle Pines property owners; and
- WHEREAS,** in the context of the decades-long, eye-sore of dilapidated fencing that lies in a state of disrepair in the Royal Hill & KnightsBridge neighborhoods, on the south side of Castle Pines Parkway between Yorkshire and Shoreham Drives, *over which the Master Association had direct and undisputed jurisdiction*, the answer to the Master Association’s question was clear: first, resolve the fence issue; and second, equitably distribute to CPNMD property owners the hundreds-of-thousands of dollars in excess revenues; and
- WHEREAS,** the Master Association steadfastly refused to resolve the fence issue and, in the absence of Master Association leadership, CPNMD had no choice but to step in and work directly with property owners to resolve fence-ownership, maintenance, and liability problems; and
- WHEREAS,** Because CPNMD faces inflation-driven, cost-of-service hikes of 3% in its water service and 4% in its wastewater service for the duration of 2020 — and recognizing that the City faces tens-of-millions of dollars in unfunded city street repair and resurfacing costs — CPNMD is sensitive to the totality of each constituent’s tax and fee burden; and
- WHEREAS,** CPNMD is concerned that the Master Association’s legal counsel and manager have engineered a cumbersome dissolution process — and more importantly, an unduly complicated and non-transparent neighborhood delegate-voting process devoid of

ballot-security, ballot-tracking, and election-auditing mechanisms in which a reasonable person would have confidence — with the desire of obtaining a predetermined outcome, effectively evading dissolution of the Master Association; and

**WHEREAS,** during the decades that spanned the city’s pre-charter era, the Master Association played a necessary leadership role in the community; however, given the layers of government jurisdictions, oversight, and regulatory environments (e.g., federal, state, county, city, CPNMD, other special districts, and HOAs), the Master Association has run its course.

**NOW THEREFORE BE IT RESOLVED** that the Castle Pines North Metro District Board of Directors hereby respectfully asks the Master Association’s manager, board of directors, legal counsel, and each neighborhood-voting delegate or alternate (as applicable) to:

- 1) dissolve the Master Association and equitably distribute to CPNMD property owners the hundreds-of-thousands of dollars in excess revenues that the Master Association has collected over the years from Castle Pines property owners; and
- 2) retain the services of a professional elections firm, a Designated Election Official, or the Douglas County Clerk & Recorder to responsibly and transparently manage every facet of the Master Association’s pending dissolution election and associated voting.

In so doing, we hope that when asked in the future, CPNMD residents and property owners will be more likely to fund the strategic investments in core local infrastructure and services that will keep our property values high and our city among the most desirable places to live in Colorado.

In closing, we support Claremont Estates and Huntington Ridge homeowners’ desire to secure continued HOA oversight and services with the provider of their choice, as long as doing so in no way encumbers the overwhelming majority of property owners or neighborhoods in CPNMD that seek to terminate their respective relationships with the Master Association.

**Adopted and approved this 15th day of June 2020.**



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**David McEntire**  
President  
Castle Pines North Metro District



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**Robert Merritt**  
Vice President  
Castle Pines North Metro District



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**Denise Crew**  
Director  
Castle Pines North Metro District



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**Chuck Lowen**  
Director  
Castle Pines North Metro District



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**Christopher Lewis**  
Director  
Castle Pines North Metro District



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Attest: **Jim Worley**  
District Manager  
Castle Pines North Metro District



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Approved as to Form: **Kim J. Seter, Esq.**  
Seter & Vander Wall, PC