CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
June 22, 2026 – 6:00 p.m.

HELD: Monday, June 22, 2026, at 6:00 p.m. All attendees participated via videoconference.

ATTENDEES: Directors Jason Blanckaert, Leah Enquist, Tera Radloff, James Mulvey, and Jana Krell were present. Also present were: Eric Harris and Molly Janzen, Elevated Clarity; Nathan Travis, District Manager; Rene Santini, Deputy District Manager; Paul Polito, Seter, Vander Wall & Mielke, P.C.; Adam Marquez, Kennedy Jenks Consultants; Jeffrey Huff, Hidden Pointe Metropolitan District Board President; and John Berenger, Brambleridge HOA.

CONFLICTS: None.

QUORUM: Present.

CALL MEETING TO ORDER: The Regular Meeting was called to order at approximately 6:00 p.m. by President Blanckaert.

PUBLIC COMMENT PERIOD

President Blanckaert opened the public comment period. There being no members of the public wishing to comment, the public comment period was closed.

CONSENT AGENDA

The Board reviewed the following items on the Consent Agenda:

A. Approve May 26, 2026, Regular Board Meeting Minutes

B. Approve May 18, 2026, Work Session Minutes

C. Ratify claims for payment including check numbers 29692–29729 and electronic payments issued from May 13, 2026, to June 10, 2026, totaling $1,600,653.59

D. Adopt the Rules and Regulations Update re Enforcement (Article 16)

E. Approve the Waterline Easement Agreement – Foundry Church

F. Approve the Main Extension Agreement – Foundry Church

G. Approve The Ridge at Castle Pines North Water Service Agreement

Upon motion duly made by President Blanckaert, seconded, and unanimously carried, the Board approved the items as presented in the Consent Agenda.

PUBLIC HEARING – INCLUSION OF HIDDEN POINTE METROPOLITAN DISTRICT TERRITORY

Mr. Polito introduced the public hearing on the proposed inclusion into the District of the real property comprising the Hidden Pointe Metropolitan District, pursuant to § 32-1-401(2), C.R.S. Upon motion duly made by President Blanckaert, seconded, and unanimously carried, the Board opened the public hearing.

Mr. Polito stated that the area proposed for inclusion is the territory of Hidden Pointe, Filings 1A and 1B of the Green Valley Subdivision plat and related replat. He confirmed that notice of the hearing was published in the Douglas County News-Press in accordance with §§ 32-1-401(2)(b) and 32-1-103(15), C.R.S., and that letter notification was mailed to the property owners within the area to be included within the required 20-to-30-day window before the meeting in accordance with § 32-1-401(3), C.R.S. He noted that, as of the statutory deadline ten days before the meeting, no petition objecting to the inclusion under § 32-1-401(2)(g), C.R.S., had been filed with the Board, and he invited any interested person, municipality, or county able to provide service to the property to state any objection, with written objections to be submitted for the record. No objections were raised, and Mr. Travis confirmed that no written objections or objection petitions had been received.

At the request of Doug Polzin, President of the Hidden Pointe Homeowners Association, who was unable to attend, Mr. Polito read Mr. Polzin's letter of support into the record. The letter expressed the HOA's appreciation for the collaborative work between the CPNMD and HPMD boards, noted that the inclusion, if approved by the voters in November, will eliminate Hidden Pointe's non-district status and allow residents to receive the same in-district water and wastewater rates as the rest of the community, observed that the 2023 parks mill levy increase had already aligned Hidden Pointe properties with the overall mill levy of other areas of Castle Pines, and stated the HOA's full support and its commitment to communicating with homeowners and educating the community about the ballot measure.

Jeffrey Huff, President of the Board of Directors of the Hidden Pointe Metropolitan District and a Hidden Pointe homeowner of 26 years, addressed the Board. Mr. Huff thanked District staff and legal counsel for the work leading to the inclusion agreement and resolution, and stated that the inclusion will end Hidden Pointe's non-district status, reduce the cost of water and wastewater services to Hidden Pointe residents by approximately 25 percent, and achieve those savings without any increase in property taxes. He stated that, if voters approve the inclusion in November, the HPMD board intends to promptly initiate a full dissolution of the Hidden Pointe Metropolitan District, eliminating a layer of government and its associated administrative, accounting, and legal expenses, and confirmed the HPMD board's support for the agreement.

There being no further comment, upon motion duly made, seconded, and unanimously carried, the Board closed the public hearing.

Consideration of Resolution No. 2026-6-2 Approving the Inclusion

Mr. Polito presented Resolution No. 2026-6-2, a resolution of the Board of Directors approving the inclusion of certain real property into the District pursuant to § 32-1-401(2), C.R.S. He explained that the resolution recites the steps the District has taken to satisfy the statutory notice requirements, incorporates the Board's findings, approves the inclusion, approves the filing of an order of inclusion with the Douglas County District Court, provides for submission of the question to the eligible electors at the November 3, 2026 election, incorporates by reference the conditions of the inclusion agreement previously adopted by the Board, authorizes and directs the District's officers, legal counsel, and agents to take any further necessary actions, and is effective immediately.

Upon motion duly made by Director Radloff, seconded by Director Mulvey, and unanimously carried, the Board adopted Resolution No. 2026-6-2.

LEAK ADJUSTMENT REQUEST: BRAMBLERIDGE HOA

John Berenger, 8511 Bramble Ridge Drive, treasurer of the Brambleridge Village Patio Homes HOA board, presented the HOA's request for a leak adjustment. Mr. Berenger explained that the neighborhood's integrated irrigation system, which serves all 79 home sites and adjacent open space, is approximately 26 years old and leak-prone, and that the HOA activated the system early in April, on its landscaper's recommendation, solely to conduct wet testing and complete repairs before the normal May start of irrigation. Due to a miscommunication between the HOA's two contractors, the system was left running on several occasions after repair work, and average April usage reached approximately 180,000 gallons per controller across the four controllers, well above the 80,000-gallon April budget per controller, placing all four controllers in tier four. Mr. Berenger stated that the HOA has corrected the coordination issue and asked the Board for relief from the tier structure.

Mr. Travis explained that leak adjustments are handled routinely under the Rules and Regulations: the District still bills all water used, but at the tier one rate. Board action was required in this instance because the Rules and Regulations limit customers to one adjustment every two years and the HOA received an adjustment in November 2025. Mr. Travis noted that Brambleridge has made a sustained good-faith effort to manage its water use in recent years, including participating in the District's rebate programs and installing smart controllers, and stated that from a staff perspective the adjustment could be warranted and justified. Director Krell confirmed that the adjustment would bill all April usage at the tier one rate and expressed support, noting the situation arose from a contractor error rather than neglect. Director Radloff agreed.

Upon motion duly made by President Blanckaert, seconded by Director Krell, and unanimously carried, the Board approved the Brambleridge HOA request for a leak adjustment, with April usage to be billed at the tier one rate.

PRESENTATION AND CONSIDERATION OF SOUTH TANKS REHAB CMGC AWARD

Mr. Travis presented the selection process for the South Tank Rehabilitation Project construction manager/general contractor (CMGC), with Adam Marquez of Kennedy Jenks Consultants available for questions. Kennedy Jenks assessed both tanks in 2024 and documented its recommendations in a 2025 technical memorandum, and the District issued a CMGC request for proposals in April 2026. Because the tanks are located adjacent to the golf course, the work will be performed over two winters to avoid interfering with the golf course's operations: Tank 1 will be drained in October 2026 for inspection, quantities, and final design, with construction beginning in January 2027, and the process will be repeated for Tank 2 beginning in October 2027 with construction in January 2028.

The scope for both tanks includes interior concrete repairs, overflow and ladder replacement, ventilation upgrades to meet current CDPHE regulations, and installation of redundant low-water alarms. Tank 1 also includes replacement of the deteriorated valve vault, with improved access and safety and removal of old valves and piping, and the capping and abandonment in place of an 8-inch pipe running to an unknown location in the distribution system through an old interconnect with Castle Pines Metropolitan District; because that line is unvalved, a break could otherwise require draining the tank through the break before repairs could be made. Tank 2, a newer tank in better condition, will receive similar work to a lesser extent, along with an upgrade to solar power to reduce reliance on the Country Club's power system. The CMGC scope includes biweekly progress meetings, collaborative design development and construction sequencing, pipeline location and condition assessment, confined space entry permitting, constructability review of the 60% and 90% submittals, cost estimates and a guaranteed maximum price, and division of the contract documents into separate construction packages for each tank.

Mr. Travis reported that seven or eight firms attended the pre-proposal site meeting and two firms submitted proposals: Myers & Sons Construction, with a pre-construction services fee of $72,455.00 and a 10% construction phase markup, and Structural Preservation Systems, with a pre-construction services fee of $213,520.00 and a 10% construction phase markup. Proposals were scored on CMGC project approach, experience with collaborative project delivery, the competence and availability of the proposed project manager and superintendent, and the proposed fees. Mr. Travis, Mr. Santini, and Director Krell reviewed the proposals, and Myers & Sons, which is currently performing the water treatment plant filter rehabilitation, was significantly lower under every analysis and is the staff and Kennedy Jenks recommendation, as reflected in the Kennedy Jenks recommendation letter in the packet.

Director Krell stated that, even setting the cost component aside, she would have selected Myers & Sons based on its relevant project experience, and attributed the price disparity to the level of unknowns reflected in the other proposal. Director Radloff stated that the technical evaluation, independent of price, gave her greater confidence in the selection. Director Mulvey asked how the 8-inch interconnect pipe would be handled, and Mr. Travis confirmed it will be capped and abandoned in place.

Mr. Travis explained that, following approval, staff would finalize the contract with Myers & Sons, including negotiating the methodology for the pipe condition assessment, which could increase the contracted pre-construction price above $72,455.00, and confirming that the confined space permitting is carried in the fee, with the final agreement reviewed by legal counsel. In response to Director Radloff's question about the possibility of a materially higher final price, Mr. Travis stated it would be surprising for the price to come back significantly higher and, in any case, nowhere near the other proposal, and suggested that the Board could also delegate approval authority jointly to the District Manager and Director Krell so that the Board has a representative in the final negotiations. Directors Radloff and Mulvey supported that approach.

Upon motion duly made by Director Radloff, seconded by Director Enquist, and unanimously carried, the Board approved the CMGC Agreement with Myers & Sons for the South Tank Rehabilitation Project and delegated authority to the District Manager and Director Krell to finalize the agreement, negotiate any non-material contract modifications, and execute the agreement, subject to review and approval by legal counsel.

FINANCE REPORT

Molly Janzen of Elevated Clarity presented a high-level financial report, noting that the coming months will include more detailed analysis of the audited 2025 results and the District's position heading into the 2027 budget process. Ms. Janzen reported that cash and investment balances are declining as expected as the District executes the activities in the 2026 budget. Regarding current projects, she stated that the 2025 audit is the most pressing item: the audit has gone well notwithstanding new, larger matters such as the property conveyances to the City, a draft is expected from the auditors this week for initial review by Elevated Clarity, and the draft will be distributed to the Board by the June 30 statutory deadline. Staff is also gathering the paperwork to establish the new InBank and CSAFE accounts authorized by the Board.

Reviewing the financial statements through April 30, 2026, Ms. Janzen reported that the General Fund is closely tracking budget, with an actual change in funds available of $280,112.00 compared to the $250,045.00 change anticipated in the adopted budget, and that this fund's expenditures are more predictable and are expected to remain aligned with budget. In the Water Enterprise Fund, operating expenditures are trending below budget, in contrast to last year's overage driven by repairs and maintenance, although it remains early in the year. In the Wastewater Enterprise Fund, operating expenditures are trending somewhat above budget due to the repairs and maintenance costs discussed at previous meetings; staff will monitor the trend and recommend a budget amendment if needed. Ms. Janzen noted that the supplemental schedules include the property tax reconciliation, with the majority of the remaining property taxes expected to be collected in June, and the aged receivables report. No questions were raised, and President Blanckaert thanked Ms. Janzen and Mr. Harris for the readability of the report.

LEGAL COUNSEL STATUS REPORT

Mr. Polito presented the Legal Counsel Status Report, noting that most matters in the report had been discussed at the June 15 work session and were addressed through the Consent Agenda or the Hidden Pointe public hearing earlier in the meeting. No questions were raised.

DISTRICT MANAGER REPORT

Mr. Travis presented the District Manager's report.

Update: Stantec Regional Water Supply Study

Mr. Travis reported that the in-person workshop with all study participants, previously expected the week of June 8, has been rescheduled to Wednesday, July 1 due to participant scheduling conflicts. He and Mr. Santini will complete the District's scoring input this week for integration by Stantec, and he remains hopeful that the final deliverable can be presented at the July Board meeting. The project remains on budget.

Update: Interconnect Pump Station Surge Modification Project

Mr. Travis reported that, contrary to the direction discussed at the June 15 work session, the surge modification project will be sent out for formal bid. Following the work session, subsequent conversations with legal counsel determined that a formal bid process is required. Mr. Polito explained that state law requires capital projects above $120,000.00 to be advertised for bid so that all interested parties have an opportunity to bid; while the project was originally expected to potentially come in below that threshold, all of the pricing received was well above it. Mr. Travis stated that staff will move through the bid process as expediently as possible and has opened conversations with Highlands Ranch and Operations about options for completing the work this year, even if that means reduced access to the Interconnect Pump Station for a period.

Director Mulvey asked whether the new surge protection design is standard and comparable to what other districts have implemented. Mr. Travis explained that the new design is a much more standard system, using a high-pressure blow-off and valve rather than the existing large bladder system. Mr. Santini added that the need is driven by the combination of large-capacity pumps and a long, straight pipeline, which can generate pressure waves upon a sudden power loss; the blow-off approach is a common method of protecting such facilities, and no other location in the distribution system requires this type of protection.

Update: Water Treatment Plant Filter Upgrade Project

Mr. Travis reported that all six filters at the water treatment plant have been replaced and have been in operation for approximately seven days, performing very well. He noted that when the filters were first brought online, the extended raw water system shutdown produced a significant slug of iron in the influent, which the new filters handled without incident; the prior filters would very likely have generated discolored water complaints. Remaining work includes HVAC, flooring, safety railing, controls programming, and finish items, after which an open house will be scheduled at the plant, targeted for August or September depending on completion of the punch list. President Blanckaert asked whether draining the tanks for the South Tank Rehabilitation would stir up material in the system; Mr. Travis explained that the tanks hold treated water already in the distribution system, that one tank at the same elevation will remain online during lower-demand periods, and that no discolored water or system upset events are anticipated.

Update: Well Status

Mr. Travis reported that reinstallation of wells A-1, A-2, and A-6 is complete, with the work on A-1 and A-2 performed under warranty, and that staff is working through startup. Well A-2 started smoothly and is running better than it has in years. Well A-1 started well but was observed running intermittently and has been taken offline pending further evaluation. Well A-6 tripped its breaker shortly after initial startup and is awaiting an electrical evaluation of the drive cabinet before being restarted. Mr. Travis noted that staff is taking an intentionally cautious approach with these wells given their history. Operations, Layne Enterprises, Principle Electric, and Mountain Peak Controls will meet on site Wednesday, and Mr. Travis will update the Board on the findings.

Mr. Travis also noted that the Board is expected to return to in-person meetings beginning with the July work session, to be confirmed by July 1.

OPERATIONS & ENGINEERING REPORT

Mr. Travis noted that the Operations and Engineering reports are included in the Board packet. No questions were raised by the Board.

DIRECTOR'S MATTERS

Director Radloff thanked District staff for representing the District at the South Metro Water Supply Authority Water Festival, noting that the event was geared toward educating children about water conservation through hands-on projects, and suggested pursuing the event for Castle Pines next year. Mr. Travis reviewed upcoming events, including the Party in the Pines event, which District staff will attend and to which the Board is invited, various chamber events and concerts at which the District's water cart will be present, and staff assistance with setup for the City's splash day at Elk Ridge Park; he will circulate a list of the events to the Board. Director Mulvey asked about the status of the Tahoma 31 and Dog Tuff turf grass demonstration; Mr. Travis reported that the interested parties are engaged but that the project will likely be scheduled for next year, with a more substantive update expected at the next meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 6:28 p.m.