

**CASTLE PINES NORTH METROPOLITAN DISTRICT  
REGULAR MEETING MINUTES  
May 15, 2017 – 6:00 p.m.**

**HELD:** Monday, May 15, 2017 at 6:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

**ATTENDEES:** Directors Keith Dodd, Kathy Rosenkrans, Stephen Allen, and Eric Anderssen were present. Also present were District Manager, Jim Nikkel, District Parks & Open Space Manager, Craig Miller and District Administrator Janet Burnham. Also in attendance were finance consultant Amanda Castle of Pinnacle Consulting Group, district legal counsel Joan Fritsche, communications consultant Sean Walsh and Brian Blakely and Sara O’Keefe of Turn Corps. Marcus Pachner, representing Shea Homes, attended as did Barbara Biggs of the Chatfield Reallocation Mitigation Company and four other members of the public.

**CONFLICTS:** None

**QUORUM:** Present  
Note: On April 27, 2017 Director Eric Edwards tendered his resignation from the Board, effective immediately.

**APPROVAL OF AGENDA:** District Manager Jim Nikkel requested that agenda items 5.and 6. be switched with each other and add to item 10. consideration of Resolution No. 2017-007 Adopting a Policy on Perimeter Fencing. A motion was made by Director Anderssen to approve the agenda as amended. The motion was seconded by Director Rosenkrans and was approved unanimously.

**PUBLIC COMMENT:** In follow-up to her request made at the previous meeting, resident Barb Saenger asked the Board if they had made a decision regarding a District contribution to the Pine Ridge HOA goat herd fire mitigation project. Director Dodd responded that the District would continue to help fund the project.

Marcus Pachner provided the Board with an overview and current status of the Canyons development. He reviewed the overall development plan and addressed questions from the Board.

Barbara Biggs, program manager for the Chatfield Reallocation Mitigation Company, presented an overview of the project including the plans and costs for mitigation for different areas of the park such as the marina and the swim beach.

**ACTION ITEMS:**

A motion was made by Director Rosenkrans to approve the minutes of the regular meeting held April 17, 2017. The motion was seconded by Director Allen and was approved 3-0 with Director Anderssen abstaining since he was not present at that meeting.

Finance Manager Amanda Castle presented the financial statements and reviewed the budget highlights for the period. Pursuant to discussion, a motion was made by Director Anderssen to accept the financial report and items from the Finance Manager. The motion was seconded by Director Allen and was approved unanimously.

A motion was made by Director Dodd to approve/ratify the payables in the total amount of \$430,732.57 which includes \$146,554.24 for the General Fund/Debt Service and \$240,312.35 for the Enterprise Fund (check numbers 22745 through 22805) and all electronic payments (totaling \$43,865.98). The motion was seconded by Director Rosenkrans and was approved unanimously.

Manager Nikkel addressed the Board regarding the notice of vacancy on the District's Board of Directors. The notice was emailed to residents and was posted on the District's website.

Legal counsel Joan Fritsche presented the revised resolution regarding Director absences. Pursuant to discussion, a motion was made by Director Rosenkrans to approve, as amended, Resolution No. 2017-006 Policy on Director Absences. The motion was seconded by Director Allen and was approved unanimously.

Ms. Fritsche addressed the Board regarding the previously discussed policy on perimeter fence ownership and maintenance. Pursuant to discussion, a motion was made by Director Dodd to approve Resolution No. 2017-007 Adopting a Policy on Perimeter Fencing. The motion was seconded by Director Anderssen and was approved unanimously.

Sara O'Keefe of Turn Corps updated the Board with regard to public outreach endeavors, including the upcoming Food Truck Frenzy at which the District will have a booth.

Parks and Open Space Manager Craig Miller reviewed his monthly report updating the Board with regard to ongoing open space management projects.

Manager Nikkel reviewed his monthly report and provided the Board with updates on various issues including the Castle Pines Parkway water main replacement project and the annual switch from Centennial water to ground water.

Counsel Joan Fritsche addressed the Board regarding Board meeting protocol and public comment guidelines.

At 8:30 p.m. a motion was made by Director Dodd to go into executive session pursuant to C.R.S. §24-6-402(4)\*(b) to confer with legal counsel to receive legal advice on specific legal questions concerning potential contractual obligations. The motion was seconded by Director Rosenkrans and was approved unanimously.

At 9:30 p.m. the Board came out of executive session and resumed the regular session. With all other business to come before the Board having been addressed, the meeting was subsequently adjourned.

**CASTLE PINES NORTH METROPOLITAN DISTRICT**

**ATTORNEY'S STATEMENT RE:  
MINUTES OF THE EXECUTIVE SESSION  
OF THE BOARD OF DIRECTORS**

**May 15, 2017**

I, Joan M. Fritsche, herewith make the following signed statement in accordance with C.R.S. Section 24-6-402(2)(d.5)(II)(B):

1. I am an attorney serving as general counsel to the local public body of the Castle Pines North Metropolitan District, Douglas County, Colorado (CPNMD).
2. The Board of Directors of CPNMD met with Jim Nikkel and me in executive session during its regular board meeting on May 15, 2017 pursuant to C.R.S. §24-6-402(4)(b) to confer with an attorney to receive legal advice on specific legal questions concerning potential contractual obligations.
3. The executive session lasted from approximately 8:30 p.m. to 9:30 p.m. The executive session was not recorded based upon my opinion that the discussion constituted privileged attorney-client communication.

---

Joan M. Fritsche  
Attorney for CPNMD

As President of the Board of Directors of CPNMD, I attest that the portion of the executive session that was not recorded was confined to the topic authorized for discussion in an executive session pursuant to C.R.S. subsection (4)(b) of Section 24-6-402.

---

Keith Dodd, President of Board of Directors  
Castle Pines North Metropolitan District