

August 20, 2019

Dear CPN Master Association Board of Directors & Manager Kim Maguire:

Thank you for soliciting our feedback on your preliminary ideas for spending the approximately \$344,000 in excess revenue that the Castle Pines North Master Association (MA) collected over the years from Castle Pines homeowners.

We believe the proposed survey to determine how to spend the MA's excess revenue is wholly unnecessary. Instead, we respectfully suggest that the MA, first, refund all excess revenues to homeowners within the MA's service area; and second, that it either dissolve or, if necessary, reorganize to serve the individual neighborhoods within the City of Castle Pines that have no HOA and need HOA services. We believe the MA can and should accomplish both objectives by December 31, 2019.

As fiscally conservative elected leaders, we have a non-negotiable fiduciary responsibility to fund **core government functions** in our respective jurisdictions. One of the underlying principles imbedded in the Taxpayer Bill of Rights (TABOR) Amendment is the practice of refunding excess revenues. Though technically, TABOR does not apply to the MA, we nevertheless believe that the underlying principle of refunding excess revenue constitutes the most fiscally responsible choice for the MA.

We all must come to terms with the fact that our community is no longer restricted to the boundaries of the MA or Castle Pines North Metro District. Our community is growing and evolving and its governance models need to evolve as well.

After sixteen months of focused leadership, the Castle Pines North Metro District is on the verge of finally securing our community's renewable water future at less cost than Ballot Issue A that voters overwhelmingly rejected 2016 and 2018 — ergo the Metro District's joint water and wastewater service-integration study with the Parker Water & Sanitation District.

Separately, our city streets require a substantial new annual investment. The first step in that process was to capture *existing* revenue streams by becoming a charter city. Now that we have accomplished that objective, we must turn our collective attention to effectively address the multi-million dollar deferred-maintenance backlog of street repairs, resurfacing, and reconstruction. To that end, our city has little choice but to seek a voter-approved funding solution soon.

Our two local government jurisdictions are working diligently to eliminate administrative redundancies, increase efficiencies, and transparently streamline governance at every level. Contemplating the consolidation of parks, trails, and open space services under a single jurisdiction — and by extension, the Parks Authority's recent decision to dissolve — are examples of recent, fiscally responsible City/Metro District collaborations.

In that context — and by any objective standard — we respectfully suggest that the MA has simply run its course. We recognize that dissolution of the MA presents challenges and will take time; however, we stand behind our belief that now it is time to begin that process.

In so doing, we hope that residents, when asked in the future, will be more inclined to approve the strategic investments in core local government services (namely, our city streets) that will keep property values high and our City among the most desirable places to live in Colorado.

We sincerely thank you and your predecessors on the MA board for your public service, and specifically for sponsoring, and otherwise contributing to, the Summer Concerts in the Park series; the community-wide garage sales, DVD-swap, and electronic recycling events; the Food Truck Frenzy; the Party in the Park; and the Run Wild event. We especially thank the MA for its vision and leadership in the months leading up to the September 17, 2011, grand opening of Elk Ridge Park — a beautiful public amenity and permanent MA legacy of which every MA leader should beam with pride.

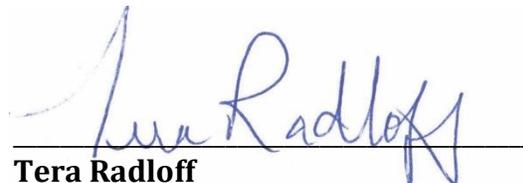
We thank the Master Association's leadership team for its willingness to accept our request in the spirit in which we intend it. We desire to provide a simple, effective, efficient, and fiscally responsible governance model for all City of Castle Pines residents. We are standing by to help you with the transition. Please let us know when you are available to meet.

Respectfully submitted,



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CC: City of Castle Pines Councilmembers and City Manager  
Castle Pines North Metro District Directors and District Manager