

DISTRICT COURT, DOUGLAS COUNTY, COLORADO  Court Address: 4000 Justice Way Castle Rock, CO 80109 Telephone: (720) 437-6200		<b>▲ COURT USE ONLY ▲</b>
<b>Petitioner:</b> CASTLEVIEW METROPOLITAN DISTRICT NO. 2		
<b>Attorneys for Petitioner:</b>  Name: Jennifer Gruber Tanaka, Esq. Allison Fogg, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: jtanaka@wbapc.com afogg@wbap.com Atty. Reg. #: 32056; 51286		Case Number: 2018CV030809  Division: 3  Courtroom:
<b>BOARD OF DIRECTOR          OATH OF OFFICE</b>		

STATE OF COLORADO                    )  
   )  
 COUNTY OF Arapahoe                )           ss.

I, Tanya Alpert, do swear or affirm that I will support the Constitution of the United States, the Constitution of the State of Colorado, and the laws of the State of Colorado, and will faithfully perform the duties of the office of Director of the Castlevue Metropolitan District No. 2 upon which I am about to enter to the best of my ability.

  
 \_\_\_\_\_  
 Signature

Subscribed and sworn to before me this 5<sup>th</sup> day of December, 2019.

By: \_\_\_\_\_  
Officer of the Board of Directors

**IF SWORN OR AFFIRMED BEFORE A NOTARY THE FOLLOWING SHOULD BE COMPLETED.**

STATE OF COLORADO )

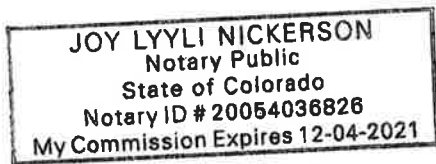
) ss.

COUNTY OF Drapachoe

Subscribed and sworn to before me this <sup>6<sup>th</sup></sup> 5<sup>th</sup> day of December, 2019 by Tanya Alpert.

(S E A L)

My commission expires: 12.04.2021



*Joy Lyyli Nickerson*  
\_\_\_\_\_  
Notary Public

**RESOLUTION NO. 2019-120**

**A RESOLUTION APPOINTING DIRECTORS TO THE BOARD OF DIRECTORS OF  
THE CASTLEVIEW METROPOLITAN DISTRICT NO. 2**

**WHEREAS**, Castleview Metropolitan District No. 2 (the "**District**") is a special district located wholly within the boundaries of the Town of Castle Rock; and

**WHEREAS**, the Town Council of the Town of Castle Rock (the "**Town Council**") approved the Consolidated Amended and Restated Service Plan for Castleview Metropolitan District No. 1 and Service Plan for Castleview Metropolitan District No. 2, pursuant to Resolution No. 2018-76 dated August 21, 2018, (the "**Service Plan**"); and

**WHEREAS**, the Town Council is authorized to appoint individuals to a district's board of directors if the district's board of directors is vacant and the failure to appoint a new board will result in the interruption of services that are provided by the district, pursuant to § 32-1-109(2.5), C.R.S.; and

**WHEREAS**, due to a transfer of ownership of property within the District, the Board of Directors of the District (the "**Board**") was inadvertently vacated and is currently vacant; and

**WHEREAS**, pursuant to Section 32-1-808(2)(a)(I), C.R.S., a notice of vacancy was published in the *Douglas County News-Press* on October 31, 2019, providing notice that any qualified eligible elector of the District desiring to be considered for appointment to the Board should file a letter of interest with the District no later than 5:00 p.m. on November 11, 2019; and

**WHEREAS**, a District representative has informed the Town that no qualified, eligible electors submitted a letter of interest; and

**WHEREAS**, the Town Council has received requests for appointment to the District's board of directors from qualified individuals within the District (*Exhibit 1*); namely Harvey Alpert, Tanya Alpert, Michael Alpert, Neill Alpert and Rodney Alpert (the "**Proposed Directors**"); and

**WHEREAS**, subsequent to the publication and provisions of Sections 32-1-103(5)(a) and (b), C.R.S., the Proposed Directors have been qualified as eligible electors of the District; and

**WHEREAS**, the Proposed Directors are each willing to serve on the Board; and

**WHEREAS**, the failure to appoint directors to the Board will result in the interruption of services that are being provided and will be provided by the District; and

**WHEREAS**, the Town Council finds that appointment of the Proposed Directors will facilitate the District's compliance with local government laws, and allow the District to resume services as contemplated by the District's service plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**1. Necessity of Appointment.** The Town Council determines that failure to appoint qualified individuals to the board of directors for the District will result in the continued interruption of District services and the continued District noncompliance with certain state laws pertaining to local governments.

**2. Appointment of Directors.** Town Council, in accordance with § 32-1-905(2.5), C.R.S., hereby appoints the following qualified eligible electors to service on the Board:

Harvey Alpert	Appointed to fill vacancy and to serve until the next regular election described in Section 3 herein.
Tanya Alpert	Appointed to fill vacancy and to serve until the next regular election described in Section 3 herein.
Michael Alpert	Appointed to fill vacancy and to serve until the next regular election described in Section 3 herein.
Neill Alpert	Appointed to fill vacancy and to serve until the next regular election described in Section 3 herein.
Rodney Alpert	Appointed to fill vacancy and to serve until the next regular election described in Section 3 herein.

**3. Election.** The District's board of directors shall hold the regular special district election on May 5, 2020, to elect directors pursuant to the Special District Act, Article 1 of Title 32, C.R.S., the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S.; and the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S.


**4. Effect.** This Resolution shall take effect immediately upon its passage

**PASSED, APPROVED AND ADOPTED** this 3rd day of December, 2019 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of 7 for and 0 against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney



TO: THE TOWN COUNCIL FOR THE TOWN OF CASTLE ROCK, COLORADO

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PETITION FOR APPOINTMENT OF BOARD MEMBERS

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IN RE THE ORGANIZATION OF THE CASTLEVIEW METROPOLITAN DISTRICT NO. 2,  
TOWN OF CASTLE ROCK, COLORADO

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COMES NOW, Harvey Alpert, Tanya Alpert, Michael Alpert, Neill Alpert and Rodney Alpert, each eligible electors (collectively, the "Petitioner") of the Castleview Metropolitan District No. 2 (the "District"), by and through the undersigned counsel, hereby petitions the Town Council of the Town of Castle Rock, Colorado ("Town Council") to appoint five Board members to the District's Board of Directors (the "Board").

AS GROUNDS THEREFORE, Petitioner states as follows:

1. The Town Council approved the Consolidated Amended and Restated Service Plan for Castleview Metropolitan District No. 1 and Service Plan for Castleview Metropolitan District No. 2 on August 21, 2018 (the "Service Plan").
2. The District is an existing special district formed under and governed by what is known as the Special District Act, Sections 32-1-101, *et seq.*, C.R.S.
3. The District is located entirely within the Town of Castle Rock, State of Colorado and was organized for the purpose of financing and constructing certain public improvements pursuant to its Service Plan.
4. The District is governed by a five member Board of Directors. Currently all five seats on the Board of Directors are vacant.
5. Purchase and Sale Agreements requiring the Purchaser to pay property taxes were recently entered into by and between the Seller and the following individuals, each of whom are registered to vote in the State of Colorado:
  - a. Harvey Alpert
  - b. Tanya Alpert
  - c. Michael Alpert
  - d. Neill Alpert
  - e. Rodney Alpert
6. Section 32-1-808(2)(a)(I), C.R.S., permits an individual to be qualified as an eligible elector if a vacancy exists on the board of directors of a special district and, within ten days of

the publication of notice of such vacancy, no otherwise qualified eligible elector files a letter of interest in filling such a position with the board.

7. A Notice of Vacancy was submitted to be published in the *Douglas County News Press* on October 31, 2019, and as of November 11, 2019, no otherwise qualified eligible electors have filed a letter of interest in filling such vacant positions. A copy of the proof of publication for the Notice of Vacancy is attached hereto as **Exhibit A** and incorporated herein by this reference.

8. Pursuant to Section 32-1-905, C.R.S., the Town Council has jurisdiction to appoint individuals to serve on the Board of Directors from a pool of duly qualified and willing candidates.

9. The following five individuals are duly qualified and willing to serve on the District's Board of Directors: Harvey Alpert, Tanya Alpert, Michael Alpert, Neill Alpert and Rodney Alpert.

10. Harvey Alpert is registered to vote in the State of Colorado. Mr. H. Alpert is qualified to serve on the Board by being obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the District. His address is as follows:

9335 E. Harvard Avenue  
Denver, Colorado 80231

11. Tanya Alpert is registered to vote in the State of Colorado. Ms. Alpert is qualified to serve on the Board by being obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the District. Her address is as follows:

30 Cherry Hills Farm Drive  
Englewood, Colorado 80113

12. Michael Alpert is registered to vote in the State of Colorado. Mr. Alpert is qualified to serve on the Board by being obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the District. His address is as follows:

30 Cherry Hills Farm Drive  
Englewood, Colorado 80121

13. Neill Alpert is registered to vote in the State of Colorado. Mr. N. Alpert is qualified to serve on the Board by being obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the District. His address is as follows:

8101 E. Dartmouth Avenue, Unit #78  
Denver, Colorado 80231



14. Rodney Alpert is registered to vote in the State of Colorado. Mr. R. Alpert is qualified to serve on the Board by being obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the District. His address is as follows:

45418 Coal Creek Drive  
Parker, Colorado 80138

15. Because each of the above-named individuals are registered to vote in the State of Colorado, and are obligated to pay taxes under a contract to purchase taxable property situated in the boundaries of the District, or are the spouse or civil union partner of an individual with such tax obligations, each individual is an eligible elector of the District and eligible to serve on the Board.

WHEREFORE, Petitioner respectfully requests the Town Council to hear this Petition at a duly called public meeting and adopt a resolution to appoint the above-named individuals upon the finding that they are the only qualified, eligible electors of the District, each is will to serve on the Board, and failure to appoint a new Board of Directors will result in the interruption of services that are being provided by the District.

Respectfully submitted this 21<sup>st</sup> day of October, 2019.



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Jennifer Gruber Tanaka, Attorney for Petitioners  
WHITE BEAR ANKELE TANAKA & WALDRON, PC  
2154 East Commons Avenue, Suite 2000  
Centennial, Colorado 80122

Colorado Community Media  
750.W. Hampden Ave, Suite 225  
Englewood, CO 80110

Public Notice

**NOTICE OF VACANCIES  
ON THE BOARD OF DIRECTORS  
OF CASTLEVIEW METROPOLITAN  
DISTRICT NO. 2**

TO WHOM IT MAY CONCERN, and particularly to the electors of the Castleview Metropolitan District No. 2 (the "District/Districts"), Town Castle Rock, Douglas County, Colorado.

NOTICE IS HEREBY GIVEN, pursuant to Section 32-1-808, C.R.S., that one or more vacancies currently exist or will exist on the Board of Directors of the District. Any qualified, eligible elector of the District interested in serving on the Board of Directors for the District should file a Letter of Interest with the Board by 5:00 p.m., on Monday, November 11, 2019.

Letters of Interest should be sent to Castleview Metropolitan District No. 2, c/o WHITE BEAR ANKELE TANAKA & WALDRON, 2154 E. Commons Ave., Suite 2000, Centennial, CO.

CASTLEVIEW METROPOLITAN  
DISTRICT NO. 2

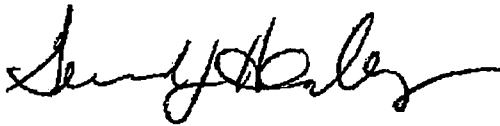
By: /s/ WHITE BEAR ANKELE  
TANAKA & WALDRON  
Attorneys at Law

Legal Notice No.: 936025  
First Publication: October 31, 2019  
Last Publication: October 31, 2019  
Publisher: Douglas County News-Press

# AFFIDAVIT OF PUBLICATION

State of Colorado )  
County of Douglas )ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made the 31st day of October A.D., 2019, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



\_\_\_\_\_ )  
for the Douglas County News Press )  
State of Colorado )  
County of Arapahoe )ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 31st day of October A.D., 2019. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20134073610-523568

LINDSAY L. NICOLETTI  
Notary Public  
State of Colorado  
Notary ID # 20134073610  
My Commission Expires 02-22-2022

My Commission Expires 02/22/22

Notary Public