



BUILDER REALTY COUNCIL OF METROPOLITAN DENVER GENERAL BOARD MEETING MINUTES

Date of Meeting:	November 10, 2020
Location:	Zoom Virtual Meeting
Report submitted by:	Susan Sechrist, Treasurer & Acting Secretary
Attendance:	29 People Pre-Registered; 15 People in Attendance

The meeting commenced at 9:05 a.m.

Susan Sechrist facilitated the meeting.

A. Housekeeping Items

1. This is the last General Meeting of the year. Our next projected meeting is slated for January 19, 2021, and more than likely it will be a Zoom meeting.
2. Thank you to those who turned in their ballots. Ballots will be reviewed at our next Executive Meeting and we can announce the names and positions at a later date.

B. Guest Speaker is Shelby Strelau, Assistant Community Relations Manager of the Canyons. Shelby acts as the “community curator” for The Canyons, a 1,270-acre new home community in Castle Rock. In this role, Shelby guides prospective buyers, the brokerage community and others as they discover the beautiful topography and visionary plans for the community’s future—including lifestyle, resort-style amenities, as well as the exceptional selection of builders and home collections offered there. On any given day, you’ll find Shelby in the Information Center, located at The Exchange coffee house, telling The Canyons’ story, while also serving as the liaison and key point of contact for the community’s builder partners and surrounding community and businesses.

Highlights of the Presentation:

- Community located along the east side of I-25. Homes are priced from the mid-\$400s to \$1M. Shea purchased 1,300 acres; 1/3 will be set aside for open space and parks; 3-5-year buildout; 2,000 residences once completed. They have wild turkeys, elk, and antelope.
 - The Exchange – Information Center: 4,000 square-foot entry wade-in pool.
 - Canyon House – Will have yoga, massages, facials.
 - The Retreat – Will have beer, wine, small plates, fire pits.
 - The Green – Will have concerts.
 - The Paddock – Educational events; horse rescue/therapy
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- Parks are integral; will encompass 1/3 of land
- 3 parks: Wild Oak, The Lawn, Ramble Park
- 12-acre site for public school
- 40 acres for regional park set aside
- 15 miles of trails in Phase 1; some paved and some dirt

- Five neighborhoods: Peregrine, First Light, Wild Oak, Crossbridge, Ramble Park
- First Light has ranch-style by KB, Infinity, Shea
- KB has Ranch Villas; paired homes; all ranch models; lock and leave; mid \$400s
- Infinity has 3 floor plans; 2 ranch models; low \$1M
- Shea has the Reserve and Retreat Collections; Reserve models are smaller; Retreat is a little larger and ranch exclusives

- Wild Oak – Has a tree that is a heritage Oak
- This features Shea’s Luxe Collection
- Larger homes; ranch, main floor master
- Multi-Generational plan; 3-car split; can do a private courtyard; up to 8 bedrooms

- Crossbridge features Shea Homes; has views of the covered bridge

- Ramble Park – Features KB, Berkley, Tri Pointe; all can have walkouts except Berkley, due to alley-loaded garages
- KB’s homes range is in the \$400K to \$500K
- Berkeley has floor plans; low maintenance and have alley-loaded garages; price is upper \$400K to \$500K range
- Tri Pointe has great use of outdoor space; plan has second master; large kitchen island

- This is a part of a Metro District, which is 1.21% of the sales tax
- The Master HOA is \$170 for every collection
- There are Sub HOAs for KB Paired and Berkeley

- North Canyon Partners owns some land and is zoned for mixed use space
- There are some estate lots in Phase 2

The meeting adjourned at 9:45 a.m.

Respectfully submitted,

Susan A. Sechrist
Treasurer/Acting Secretary