OSCA Update Committee Meeting Minutes

Minutes from December 4, 2025

HIGHLANDS RANCH COMMUNITY ASSOCIATION

In Attendance:

Mark Giebel
Dan Dertz
Mike Burke
Jeff Kappes

Absent:

Justin Olsen
Chelsea Molitor
Mike Dell'Orfano

Agenda

I. The OSCA Committee Meeting was called to order at 2:00 p.m. A quorum was present.

II. The Meeting Minutes from November 20, 2025, OSCA Update Committee were approved.

III. Update regarding finalization of Chapter 1 of the OSCAL Plan:
- Jeff Kappes updated the committee with final changes being made to the draft of Chapter 1 of the Highlands Ranch Wilderness Plan as follows:
- Mark Giebel agreed to add language to the Vegetation and Wildlife section relating to the continued use of hunting as a management tool. He will also validate the remaining acreage in the HRWA and provide an explanation as to how that number was arrived at.
- Jeff Kappes has received the revised Mineral Rights language and will insert it into Chapter 1 draft.

IV. Preliminary review of Chapter 2
- The Committee reviewed Chapter 2 of the original OSCA Plan. It was noted that the recommended Planning Areas were grouped together and a list of allowed uses were called out for each grouping (including the 7,000-acre area). In addition, the Planning Area Map contained within Chapter 2 was reviewed.

- Jeff Kappes introduced the Conceptual Facilities Plan (CFP) to the committee. The background of the CFP was explained, with emphasis on the original intent that it was to act as a planning tool for the Committee. Exhibit A and B of the CFP were reviewed followed by a review of the All Activity Areas map contained within the CFP.
- Jeff Kappes agreed to send a copy of the CFP to all Committee Members prior to the next meeting. He and Mark Giebel agreed to put together a proposed outline for Chapter 2 for reviewing.

V. Other Comments

- A discussion was held relative to the Planning Areas which no longer were owned or under control by HRCA. The Committee will include these areas in Chapter 1 as having been conveyed to others. As such, no recommendations in terms of permitted use were being made.
- Dan Dertz brought up deed restrictions and their application to the Planning Areas which were conveyed. Jeff Kappes and Mark Giebel will research this.

With no further business, the meeting was adjourned.

Respectfully submitted,



Jeff Kappes, OSCA Update Committee Chair