OSCA Update Committee Meeting Minutes

Minutes from December 18, 2025

HIGHLANDS RANCH COMMUNITY ASSOCIATION

In Attendance:

Mark Giebel
Justin Olsen
Mike Burke
Jeff Kappes

Absent:

Dan Dertz
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 December 4, 2025, OSCA Update Committee were approved.

III. Review and discussion of the Conceptual Facilities Plan (CFP):

- Justin Olsen had no significant comments relating to the specific areas and uses identified in the CFP. He commented on the need to protect wildlife and wildlife habitats as any improvements in the areas identified in the CFP are considered for development.
- Mike Burke indicated he approval of the activity areas and potential uses which were identified in the CFP. He requested that the following concerns be reflected in the meeting minutes:
    i. Mike Burke's approval of the CFP in no way indicates that the sites would be approved by South Metro Fire Rescue. Many concerns, complications, and challenges relating to improvements proposed for these locations will need to be fully vetted by South Metro Fire Rescue prior to their approval. Concerns relate to water availability, proper access for fire protection, and safety, among other concerns not listed.
- Mark Giebel indicated that nothing in the CFP created a specific site plan. Any specific improvement would have to go through a Site Plan Approval Process, which would all for all entities to review intensively. The CFP is merely a planning

document to assist the Committee in developing recommendations for locations and uses need to be considered by the HRCA Board of Directors, which, if approved, will be forwarded to Douglas County to be considered as a potential zoning amendment.

- The Committee recommended that Jeff Kappes reach directly out to Committee Member Dan Dertz with a request for any comments he may have to the CFP.

IV. Review and discussion of the outline for Chapter 2 of the OSCA Plan:

- Jeff Kappes reported that the outline for Chapter 2 of the OSCA Plan was not complete and would not be available to review at the meeting.

V. Other Comments

- None

With no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Kappes, OSCA Update Committee Chair