



**RESOLUTION NO. XXXXX**

**WHEREAS**, Section 7.10 of the Bylaws of the Highlands Ranch Community Association, Inc. (“HRCA”) , authorizes the Board of Directors, (“Board”) by resolution adopted by a majority of the Directors in office, to designate and appoint a committee, which may consist of or include Members who are not Directors; and

**WHEREAS**, pursuant to such authority, the Delegates have asked the Board to establish a committee to evaluate the planning areas identified in the Open Space Conservation Agreement Plan (“OSCA Plan”) for suitability of the uses and the development identified in the OSCA Plan; and

**WHEREAS**, The Open Space Conservation Agreement (“OSCA Agreement”), which was executed in 1988, is an agreement between Douglas County, Mission Viejo Company (the predecessor to Shea Homes), and the HRCA and the OSCA Agreement served as the basis for: (1) the 1996 Wildcat Regional Park Agreement between Douglas County, Mission Viejo Company, and the HRCA, and (2) the OSCA Plan adopted by the Douglas County Commissioners in 2000; and

**WHEREAS**, the HRCA is the owner of the land known as the Backcountry Wilderness Area of Highlands Ranch (“Backcountry”) – formerly known as the Open Space Conservation Agreement Area; and

**WHEREAS**, 499 acres of the Backcountry land is comprised of Planning Areas B, D, E, F, and G (“Subject Planning Areas”) and only specific uses and development are allowed in the Subject Planning Areas, pursuant to the OSCA Plan; and

**WHEREAS**, the Board wishes to appoint a committee to understand the history of the Subject Planning Areas, the allowed uses and development of the Subject Planning Areas, and to recommend policies to the Board as outlined herein while working within the parameters set forth in the existing documents governing the use and development of the Subject Planning Areas; and

**WHEREAS**, the Delegates and Board have chosen not to place a moratorium on planning, using, or developing the Subject Planning Areas or any other planning areas in

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the Backcountry while the Backcountry Planning Areas Committee performs its charge, completes its tasks, and delivers its work products; and

**WHEREAS**, the Board wishes to appoint voting members to serve on the Backcountry Planning Areas Committee and the Board, at its discretion, may appoint non-voting persons that have expertise in relevant areas with subject matter expertise to help guide the Backcountry Planning Areas Committee in the performance of its charge.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 7.10 of the Bylaws of the HRCA, the Board establishes a special committee known as the Backcountry Planning Areas Committee to serve in an advisory capacity to the Board and to perform the tasks and deliver the work products set forth in this resolution.

**BE IT FURTHER RESOLVED**, that the purpose of Backcountry Planning Areas Committee is as follows:

- Thoroughly understand the existing documents governing the use and development of the Backcountry and the Subject Planning Areas, including, but not limited to:
  - o Highlands Ranch Development Plan (1979, as amended)
  - o Open Space Conservation Agreement (1988)
  - o Wildcat Regional Park Agreement (1996)
  - o Board of Directors Resolution regarding use and/or conveyance of property (1998)
  - o Open Space Conservation Area Plan (2000)
  - o Special Meeting of Delegates Resolution regarding Planning Area A (August 21, 2001)
  - o Highlands Ranch Open Space Conservation Area Management Implementation Plan (2002)
- Tour the Backcountry with HRCA staff and become familiar with all of the planning areas in the Backcountry, with the 499 acres that comprise the Subject Planning Areas, with the preserve areas in the Backcountry, and with the trails and related systems in the Backcountry
- Become familiar with the Douglas County Community Planning and Sustainable Development processes and procedures, including but not limited to, Site Improvement Plan, Use by Right, and Use by Special Review
- Become familiar with the HRCA's budget for the Backcountry and the OSCA Fund, including but not limited to, revenue sources, costs and expenses, capital expenditures, reserve funds, and how the funds can be used

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- The Chair of the Backcountry Planning Areas Committee will meet with the Board on a monthly basis during the Board Working Session to update the Board on the progress of the committee and discuss any current issues facing the committee, discuss future challenges the committee may face, and to receive direction from the Board as necessary
  
- Develop recommendations in the form of deliverables to the Board
  - o Develop policy recommendations for the uses and development of the Subject Planning Areas
  - o Develop policy recommendations that will guide the HRCA in future decisions regarding the use and development of the Subject Planning Areas
  - o Develop best practices recommendations for the HRCA to follow to facilitate the consideration of development for all or a portion of the Subject Planning Areas, for the HRCA to convey (sell) all or a portion of the Subject Planning Areas, or for the HRCA to lease all or a portion of the Subject Planning Areas
  - o Develop recommendations for seeking community input for each of the above scenarios
  - o Develop recommendations for seeking Delegate input for each of the above scenarios following the community input process
  - o Develop recommendations for seeking Board input for each of the above scenarios following the community input and Delegate input processes
  - o Develop recommendations for the HRCA to communicate with Members regarding the use and development of the Subject Planning Areas

**BE IT FURTHER RESOLVED**, that the following individuals are hereby appointed to the Backcountry Planning Areas Committee:

(Names of individuals)

**BE IT FURTHER RESOLVED**, that the Backcountry Planning Areas Committee is established as of the date of this resolution to serve until the Board determines that it has completed its charge, tasks, and deliverables. The committee members shall serve without compensation and at the pleasure of the Board and can be replaced at any time. Likewise, the committee members may resign at any time, if they so desire.

**BE IT FURTHER RESOLVED**, that in addition to the duties set forth above the Backcountry Planning Areas Committee shall have such other duties and members as the Board may determine from time to time, except that the Backcountry Planning Areas

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Committee and/or its members shall not in any way, obligate the HRCA to any cost or expense, sign any contract, or publish or distribute any communication without the prior specific expressed written approval of the Board, which approval shall only be provided at the discretion of the Board and if permitted under the Community Declaration, the Bylaws of the HRCA or applicable law. Any cost or expenses which the Backcountry Planning Areas Committee may propose to incur in the performance of its charge shall be submitted to the Board for approval prior to incurring such expense.

Adopted by the Board of Directors of the Highlands Ranch Community Association, Inc. this XXXX day of XXXX, 2010.

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.

\_\_\_\_\_  
(Name), President

ATTEST:

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(Name), Secretary