

# CASTLE PINES NORTH ASSOCIATION, INC.

## Annual Meeting

November 19, 2009  
7pm, Buffalo Ridge Elementary School

### MINUTES

The meeting was called to order at 7:15pm by President Andy Rhodes.

**Directors Present:** Andy Rhodes, Anna Mallinson, Jeff Huff, Jim Steavpack, Shelley Hamilton-Bruer

**Directors Absent:** Rex Lucas

**Delegates Present:** Alison Gibbens, Brian Moe, Carol Grant, Carol Padilla, Cheryl McDade, David Necker, Dick Lichtenheld, Jennifer Havercroft, Joan Millspaugh, John Pettygrove (alternate for Glen Oaks), Keith Dodd, Kim Hoffman, Maureen Shul, Michael Henry, Russ Pinho, Shirley Beer-Powell, Suki Fitzgerald

**Delegates Absent:** Frank Mancini, Scott Sinelli, Steve Martin

**Homeowners Present:** Laurie Goldey (Huntington Ridge)

**Management Company Present:** Barbara Finch, Garry Schaffer

**Guests Present:** Donna Lecznar, Jack Zelkin, Ted Lohr, Tim Gamble, Wendel Werner

Barbara verified that only two Delegate Districts had not signed in (there were three, but one came in during Verification of Quorum and the Board approved allowing them to sign in), so a quorum had been reached.

Barbara provided proof of notice to all Designated Delegates, unrepresented homeowners, and Board members.

Shelley moved to waive the reading of the 2008 Annual Meeting minutes; Anna seconded; the motion passed with a unanimous vote. (Note: Director Jim Steavpack arrived after this vote was taken.)

There were no officer reports.

Anna reported for the Parks Authority on progress of the park, including the name "Elk Ridge Park". There are some tentative plans, they are getting into the design stage, and the grading is almost complete.

Andy asked if there were any Delegates willing to volunteer as Election Inspectors. Eva Mitchell, Cole Hoffman, Donna Lecznar, and Terri Wiebold volunteered. Andy called for a hand vote approval of the inspectors; this passed with a unanimous vote of the Delegates.

Andy asked Barbara to read the information provided by Larry Cook as he was unable to attend the meeting. Following this, he asked if Jack Zelkin wanted to speak. Jack asked Barbara to read his statement, then spoke briefly about his goal of weighing issues, trying his best to work for the better of the community. Andy asked if there were any other people who would be interested in putting their names on the ballot. There were not.

Barbara informed the gathering that there did not have to be a paper election if they did not wish to as there were the same number of candidates and vacancies. Andy asked if anyone had an objection conducting the election without paper; no one did. Jim moved to elect Jack and Larry by acclamation; Jeff seconded; Jack and Larry were elected to the Board by acclamation.

There was no old business.

Andy and Anna reviewed the 2010 budget with the Delegates. The budget reflects a reduction of dues to \$100.

Question: If the Master Association has the cash position it has why are they collecting any dues at all?

Answer: the Parks Authority agreement requires the Master Association to collect a minimum of \$100 per member household and turn 70% of those funds over to the Parks Authority.

Question: Other than parks what does the master do?

Answer: Transfer the funds to other entities

Discussion followed regarding concern about the need for a Master Association, legal costs to secede or eliminate the Association, changing the Parks Authority Agreement, the need to get direction from residents before anything is done, etc.

Discussion followed regarding the city's reimbursement of \$144,000 for incorporation expenses. Some felt the money should go back to the people who paid it in. Issue: Houses have sold; how do you track down the former owners? Do you give the money to the current owners, who didn't pay it in? How do you make it fair and equitable? (Note: \$144,000 divided by 3300 homeowners is approximately \$43.63 per household.)

Discussion was held regarding the Master Association newsletters; the plan is to not publish hard copies after the first newsletter of 2010 to reduce the publication costs. There are approximately 400 homes without email addresses, so there needs to be an article "this is your last newsletter mailing".

Dick Lichtenheld moved to send the newsletter electronically, with the next issue containing an article notifying homeowners this is the last physical mailing, and to provide the management company with an email address. Shelly seconded; the motion passed with a unanimous vote.

The next annual meeting is tentatively scheduled for November 9, 2010. Barbara has reserved the Community Center for this purpose. A firm date will be decided upon at a later time.

There were some further homeowner input items:

Jeff announced that he had received a request from the Chamber of Commerce for the Master Association to cover the cost of Santa for the Holly Jolly Breakfast that will be held at the Ridge. They were asking for \$375. Jeff moved to support this request; Anna seconded.

Discussion:

- Not everyone in the community participates in Santa Claus yet every homeowner is asked to pay for it
- Concern was that at Octoberfest the Board was told some items would be free if they contributed to the event, yet the Chamber charged people for those items. Also, the Chamber paid people to

work the event. Concerned they will take the money and pay for something we have not approved the money for.

- Not a religious thing, it's Santa and a magician. Can we do the magician instead?
- Only a limited number of people benefit, Board should only support events that a majority of homeowners benefit from or that are available to the community as a whole
- Is this the right way to spend the homeowners' money?
- We have a wonderful, diverse community, but need to be sensitive to the people who may believe other than we do
- Not the question of the money, it's the concept

Andy called the discussion to a close and said we have a motion and a second to reimburse the Chamber \$375 for the Santa at Holly Jolly Breakfast. He asked if there was any further input, then asked for a vote. The motion passed with a unanimous vote.

Anna said that the Parks Authority is applying to Go Colorado (lottery funds) for a grant to finish the construction at Elk Ridge Park. They would very much appreciate letters of support from the community, groups and individuals, to show the wide variety of support for the park. They should be sent by December 9 to Anna.

Question: Will there be access from anything other than Lagae Road?

Answer: The extension of Monarch will make sure all the trails get linked.

Terri will put this in the newspaper as well.

Dick wanted to let the Master Board know that at their HOA meeting their board voted 7-0 to explore removing themselves from the Master Association.

Jack suggested that as so many people want to discuss dissolution of the Master Association they should put their views in writing so the Board can talk about what is written down, instead of everyone trying to talk at once.

Andy asked that those present not talk about this with homeowners, but allow the Board to start this discussion at the delegate level. The Board doesn't need to open itself up to 3300 emails. He asked the Delegates to put some thought into it, write down the pros and cons of keeping the Master Association, and invited all Delegates to attend the next Master Association meeting December 17.

Andy asked Barbara to send an email announcing the new Directors, after she notifies Larry.

There being no further business before the Board, Andy adjourned the meeting at 7:50pm.

#### **Directors:**

Expiring November 2010:

*Anna Mallinson*

*Joan Millspaugh*

Expiring November 2011:

*Andy Rhodes*

*Jim Steavpack*

*Jeff Huff*

Expiring November 2012:

*Jack Zelkin*

*Larry Cook*