

CASTLE PINES NORTH ASSOCIATION, INC.

Board of Directors Meeting

Minutes

The meeting was called to order in the Community center at 7:02pm on March 18, 2010.

Directors Present: Andy Rhodes, Anna Mallinson, Jack Zelkin, Jim Steavpack, Joan Millspaugh, Larry Cook, Steve Labossiere

Delegates Present: Don Van Putten (Pine Ridge), Jennifer Havercroft (North Lynx), Maureen Shul (BrambleRidge), Suki Fitzgerald (Hamlet).

Claremont/Huntington Homeowners Present: Dave Thomas, Nancy Wilt, Stephen Bosco

Delegates Absent: Alison Gibbens (HOA #2), Brian Moe (Stonecroft), Carol Padilla (Briarcliff), Cheryl McDade (Hidden Pointe), Dick Lichtenheld (HOA #1), Kim Hoffman (Bristlecone Single), Lin Wu (Tapestry Hills), Mike Henry (Winterberry), Scott Sinelli (Crossings), Shirley Beer-Powell (Greenbriar), Steve Martin (Glen Oaks).

Management Company Present: Barbara Finch, Garry Schaffer

Guests Present: Doug Gilbert, Eva Mitchell, Jeff Huff, Linda Nuzum, Rex Lucas, Shelley Hamilton-Bruer, Ted Lohr

Andy invited everyone to participate, encouraged them to keep their comments collaborative and constructive. There were no changes to the agenda, and it was approved by acclamation.

Andy moved that Shelley submit an email with information for pothole repairs to Barbara; Anna will approve; Joan seconded; there was no further discussion and the motion passed with a unanimous vote.

Request: Andy asked Jeff to let the Board know how they can help educate residents with regards to the city's coyote & wildlife ("people") management plan. Shelley will craft an email once the plan is final and send to Barb.

Anna will discuss with website designer the possibilities of adding some type of security to the new website that requires some type of log-in.

Jim will identify charity organizations that pick up items and that information will be shared with residents for what to do with remaining items after the community garage sale.

Board members are to evaluate sending summaries of meetings to Board Presidents with attendance; sending letters to Board Presidents letting them know that although a Delegate's only responsibility is to vote at annual meetings, there are many issues coming up this year the Master encourages them to be part of, other than unformed voting on final decisions. What do Boards think of their Delegates not attending and not being involved? What do the residents think of not having any informed representation?

Larry moved to ratify the email appointment of Steve Labossiere; Anna seconded; there was no further discussion and the motion passed with a vote of 6 to 0.

Andy asked Board members to get changes to the February 18 Board/Delegate Roundtable session notes to Barbara so she can finalize and post the notes.

There was a lengthy discussion regarding allegations of improper behavior by a Board member and the response that the Board is putting into place core values, and will also put into place the mechanism to enforce those values. Currently there is a Code of Ethics that has been adopted, but there is no enforcement procedure so it doesn't have any teeth. After a considerable length of time during which no new ground was covered, President Rhodes called a halt to the discussion, saying it would be continued in the Homeowner Input section at the end of the meeting.

Jack moved that the Board send meeting notices for Ward meetings that would include date, time, location, and topic; Anna seconded; there was no further discussion and the motion passed with a unanimous vote.

Jack moved that the Master join with the Economic Development Committee to conduct a public forum for residents to meet and ask questions of the Metro District Board candidates; Joan seconded; there was no further discussion and the motion passed with a vote of 6 in favor and 1 abstention (candidate for Metro District position).

A committee to investigate options for distribution of the city repayment funds was established. Larry Cook will chair; other volunteers are Anna Mallinson, Jennifer Havercroft, Jim Steavpack, Nancy Wilt, Steve Labossiere, Suki Fitzgerald, and Ted Lohr.

The Board feels that there need to be open lines of communication between the Board, City, Parks Authority, and Metro District. As there were representatives present for each entity, they will carry this request back in hopes that these representatives will be in place for the April Master meeting.

The proposed Mission Statement, Strategic Objectives, and Core Values were reviewed; Board members were asked to look them over with the goal of adopting and signing them at the April meeting for distribution to the members of the Master Association.

The City, Parks Authority, Metro District, CPN Foundation, and Master will be asked to review their entity information in the attorney's draft opinion letter so it is as accurate as possible.

In clarification of the Board's email procedures, the following were agreed by acclamation:

- The Board needs to allow 24 hours for responses, and everyone is obligated to respond.
- In cases of emergencies (gas leaks, water main break, imminent resident health or safety issue, etc.) the procedure will continue to be for Barbara to send to Anna for approval.

It was requested by Jennifer Havercroft that it be noted in the minutes that Jim left the meeting in the middle of the second decision regarding possible Code of Ethics violations and the Board's implementation of the Core Values and enforcement procedures to handle these types of issues in the future.

Andy moved to approve the minutes as amended; Steve seconded; there was no further discussion and the members present at the meeting approved the minutes with a unanimous vote.

The Board agreed by acclamation that, on the subject of delinquencies, no matter how small the amount it should be turned over to the collection agencies if they will take the account. Garry is to present smaller amounts with his recommendation of action if the collection agencies won't take the accounts.

The next meeting will be held in the Community Center at 7pm on Thursday, March 15.

There being no further business to bring before the Board, Andy called the meeting adjourned at 10:20pm.