

CASTLE PINES NORTH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 21, 2010

MINUTES

The meeting was called to order by President Steve Labossierre at 7:00pm.

Directors Present: Anna Mallinson; Jack Zelkin; Jim Steavpack; Joan Millspaugh; Keith Dodd; Larry Cook; Steve Labossiere.

Delegates Present: Al Whitehouse (Hidden Pointe); Cris Cristadoro (Romar); Gail Stehlik (Retreat); Suki Fitzgerald (Hamlet).

Alternate Delegates Present: Cheryl McDade (Hidden Pointe); Eva Mitchell (HOA #1); Kim Reinke (Hidden Pointe)

Homeowners Present: Barb & Loyd Saenger (Pine Ridge); Bill & Lissa Boonenberg (HTR); Bill Dalton (CME); Bill DesRosiers (Hidden Pointe); Corbin & Susan Wagoner (HTR); Dave Thomas (CME) Gary Weinstein (North Lynx); Gregg Fisher (BristleCone Single Family); Jeff Huff (Hidden Pointe, Mayor CPN); Jon & Tera Radloff (Jasper Pointe); Larry Houston (Winterberry); Laurie & Ed Owen (Pine Ridge); Laurie Goldey (HTR); Patrick Newell (CME); Steve Eller (GreenBriar); Ted Lohr (BristleCone Patio).

Steve reviewed the guidelines for homeowner input.

There were no changes or modifications to the agenda.

Jim moved to approve the agenda; Keith seconded; there was no further input and the motion passed with a unanimous vote.

Homeowner input

- Mayor Huff: Wanted to comment on the discussion of the future of the Master Association. The City is in a growth phase; population will likely double in the next few years; most of those won't be members of the Master Association; organization in your position is doing a great service; stay around and represent the homeowners, provide representation and support to the City Council; thanked Board members for their time and efforts on behalf of the community
- Bill DesRosiers: Why no funds for Blights not Right? Spent tens of thousands on incorporation of the city; now you say you're not a political organization; spent all that money; not getting all of it back, why don't you go after the rest;
Response from the Board: That was a previous Board; this Board made the decision last year to stay neutral going forward and not get involved in political issues; the settlement was negotiated to get as much as possible back to the Association but put the issue to rest; did the mailing

regarding the URA to the residents to get information from both sides in everyone's hands.

- Eva Mitchell: Very much opposed to letter that went out about the URA; Master Association is not a political organization; have the Castle Pines Connection; have other ballot issues to vote on that also apply to Castle Pines North but no mention was made of those; it is not right even though you tried to present both sides to spend that money; people who want to know about these things can go to the newspaper.
- Gary Weinstein: Interested in some kind of rec center; is a tennis pro and finding courts to give lessons on in Castle Pines North is difficult.

Response: Some history of community interest in construction of a rec center; possible future tennis courts in the Elk Ridge Park area; Canyons has plans for a rec center on the east side.

- Laurie Goldey: Read statement from Huntington Ridge regarding reorganization of the Master: *We, the residents of the Huntington Ridge Subdivision of Castle Pines North, have met and discussed the proposed reorganization/dissolution of the CPN Master Association. We are against this proposal, as we believe it is not in the best interest of all of the residents of Castle Pines North. We would urge the Master Association to dismiss the plan for reorganization and maintain the Association as it exists today. The expense required for dissolution is excessive for what it would accomplish and provide for in our community. Given the unknown issue of the continued support of the Parks Authority, it seems that, in the future, it may be possible to further reduce the fees paid to the Master Association by everyone in the community. It is premature to consider or spend any additional money investigating reorganization and dissolution until the issue of the Parks Authority has been resolved. Again, the Huntington Ridge subdivision is AGAINST the reorganization and/or dissolution of the CPN Master Association.*
- Susan Wagoner: Here to support Laurie's statement to the Master Association from Huntington Ridge.
- Cris Cristadoro: Urged the Board to take some time before making a decision on the reorganization; feels they need more input, that the decision is being rushed. Asked on behalf of Romar that the Board wait to take a vote.

Steve thanked everyone for their input and attendance.

Anna reported construction on Elk Ridge Park has begun, and that they are working on the area closest to the school first. They're building the mini-amphitheater, and will start pouring the walkways shortly. They can't approve a budget until the Master Association makes a decision on what they are going to do. The Association attorney has said in order for anything to change about the funding agreement for the parks all the parties have to agree. The City is exploring funding for the operation and maintenance of parks in the city confines.

Action item: Barbara was asked to contact Janet to set up a date and time for the Master Board and Parks Authority Board to sit down together and come up with an agreement.

Steve reported the Metro District Board had approved the bid process for the interconnect pipeline construction, which will hopefully begin in 2011. This will enable CPN to take advantage of water rights into Chatfield Reservoir.

Mayor Huff reported there was no additional report from the City.

Anna reported she and Jim is working on scheduling volunteers to help get all the links moved

from the old website to the new one. It's not exciting work, but has to be done for the website to function properly. The goal remains to have the website up and functioning in time for the Master Association's annual meeting on November 9.

Jim reported the corn booth at Octoberfest had brought in \$220 that was donated to the Denver Dumb Friends League. Not everyone understood it was the Master Association's booth; he has some ideas how to better present the booth next year. The Chamber said it was one of the best-received booths at the event.

Jim said a discussion while working at the booth had occurred that involved holiday lights. He raised the possibility that the Master Association could sponsor lights for the entrances that would enable them to all look the same, or along Castle Pines Parkway. Discussion of what could be done and how it could be accomplished followed. The Board decided there was not enough time to adequately address this idea, so it will be tabled until next Spring when there will be more time to discuss and come to a decision.

Action item: Barbara will get this item on the June 2011 agenda.

Keith said the Delegate Involvement Committee still wants input from Delegates on how to get more involvement on an on-going basis.

The Chamber of Commerce has asked the Master Association to send postcards, with the card and postage paid by the Chamber, to new homeowners in the area alerting them there is a welcome packet for them in the Chamber office. Discussion followed on how this could be accomplished; the Board agreed to table this until the next meeting.

Barbara reported on the responses from the community to the email that was sent regarding the possible options for the reorganization of the Master Association. Sixty-nine (69) responses were received, representing 1.5% of the community. The results were as follows:

- 3 Keep the master, eliminate the neighborhood HOA's
- 8 Keep the master as the HOA for Claremont and Huntington only, eliminate ties to the neighborhood HOA's
- 10 Master Association goes away slowly, the City takes over with services as it is prepared to do so
- 25 Master Association remains as it is, with a renewed focus
- 4 The Master Association goes dormant
- 5 Questions about access to the documents, no other contact
- 5 Responded with comments but selected no option

The Board reviewed the process they have followed to try to get input and feedback from the community on this issue.

- In February, the Board invited Delegates to attend and discuss the attorney's preliminary opinion; it was not well attended.
- The Board then contacted all of the neighborhood HOA's to request time at a Board meeting to meet with their Directors and residents regarding the issue. Although Board members made presentations at neighborhood HOA meetings that represented 82% of the

residents in the Master Association, those meetings were not well attended.

- An email was sent to the community with links to the documents and a request for feedback.

Steve reported the Board had taken as many actions as possible to solicit feedback from the community but has not had great success.

Cris Cristadoro reiterated that Romar was against the Master making a decision based on the information collected because it is too small a sampling. They believe there should be a town hall meeting, that there hasn't been enough time for people to digest the information and there are just too many unanswered questions, like is the \$100,000 a firm number or just a preliminary estimate? They feel the Board should be more aggressive in canvassing the community for feedback.

Jack reiterated that the Board has been at this for several months and he feels it is incumbent on the Board to make a decision prior to the annual meeting. The Board has put together the beginnings of a great website, documents that detail the core values of the board and outline the responsibilities the Board members have toward each other and the community; people who had an interested responded.

Jack moved that, in light of the input received from the community, the Master Association stay in place as is with a renewed focus; Jim seconded.

Anna had several points and questions:

- Reminded everyone that the parks funding agreement is still in place and until that goes away the Master is committed to have assessments of no less than \$100 with 70% of funds received going to the Parks Authority
- Several residents expressed concerns that Huntington Ridge and Claremont Estates are paying the same assessments but getting more services because the Master is their neighborhood HOA
- Where did the \$100,000 for dissolution come from? Is that a firm number or an estimate? Would like to get comparison costs

Joan had several points:

- Some of the opinions were given due to sticker shock over the \$100,000
- If you eliminate the options that carried that price tag, the only one left was #4
- Can't go dormant because the Master has to be the association for Huntington Ridge and Claremont Estates
- There are a lot a of unknowns, the biggest is the parks funding agreement

Responses to the questions and points raised:

- Everyone seems to be on the same page as far as the representatives present from the Parks Authority, City, and Metro District regarding the possibility of renegotiating the funding agreement
- With Huntington Ridge and Claremont Estates, it's really not an option for the Master Association to completely go away, that's definitely something to think about

Steve said there was a motion and a second, and called for a vote. There were four votes in favor of the

Master Association stay in place as is with a renewed focus; two opposed; and one abstention. The motion passed.

Joan had one change to the September 16, 2010 minutes: on page 5, line 3, she asked that the word "Boar" be changed to "Board".

Jack moved to approve the September 16, 2010 minutes as amended; Anna seconded; there was no further discussion and the motion passed with a unanimous vote.

Garry reported there was nothing unusual in the financials; legal fees are slightly over budget; Jim said that was likely because the Board reduced the legal budget, then introduced the initiative of the reorganization of the Association.

(Note: Jack had to leave the meeting at this point.)

Joan moved to accept the financial reports; Jim seconded; there was no discussion and the motion passed with a unanimous vote.

The Board approved the September payables by acclamation, as Joan had already approved them.

Anna reported she had met with the new audit company; they had some questions, but gave her a date of November 15, 2010 for the audit to be completed. Their intention is to do one audit report that covers all three years (2007, 2008, and 2009). Steve clarified that the audit company will present the completed audit report to the Audit Committee, which will present it to the Board. Steve said he would pass his questions to the Audit Committee to give to the audit company.

Garry reported no one on the Board had asked about a potential budget, and what should be done with the line item for the parks. He was instructed to leave the \$100 for now; Garry encouraged the Board to approve a budget early enough for statements and coupons to be ordered and sent for the due date of January 1, 2011. The Association is pre-CCIOA and not required to have the community or Delegates approve a budget.

Steve said he and Anna will work on renegotiating the parks funding agreement. The Board agreed that the most important thing is that the Master Association maintain a seat at the parks table, which means they can't eliminate the parks contribution. Funds could be used for maintenance of the parks.

Jim said he would like to have the Master Association represented in some kind of sign or rock at the entrance to Elk Ridge Park, stating that funding for the park was provided by the members of the Master Association. The Board agreed unanimously this was important.

The Board agreed they might have to have a special meeting to decide on any budget issues as the annual meeting was 3 weeks away.

The next meeting will be the annual meeting on November 9, 7pm in the Community Center. Client Preference was directed to purchase cookies, coffee, water, and soda.

There being no further business to be brought before the Board, *Jim moved that the meeting be adjourned; Anna seconded; there was no further discussion and the motion passed with a unanimous vote.*

Steve called the meeting adjourned at 9:16pm.

Approved 12/16/2010