

CASTLE PINES NORTH ASSOCIATION, INC.

Annual Meeting

November 9, 2010 7:00pm Community Center

MINUTES

The meeting was called to order at 7:10pm by President Steve Labossiere. He asked everyone present to introduce themselves.

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

Delegates Present: CPN II Dist 1, BristleCone Single Family: Gregory Fisher; CPN II Dist 2, BristleCone Patio: Jim Hawthorne (Jim H.); CPN II Dist 3, Stonecroft: Brian Moe; CPN II Dist 4, Briarcliff: Carol Padilla; CPN II Dist 5, Greenbriar: Steve Eller (Steve E.); Crossings: Eric Ford; Hamlet: Suki Fitzgerald; Hidden Pointe: Al Whitehouse; HOA #1: Cheryl Schuessler; HOA #2: Jim Greathead (Jim G.); North Lynx: Anna Mallinson; Pine Ridge: Don Van Putten; Romar: Cris Cristadoro; South Lynx: Terry Jones.

Alternate Delegates Present: CPN II Dist 2, BristleCone Patio: Ted Lohr; CPN II Dist 6, BrambleRidge: Rex Lucas; Forest Park: Keith Dodd; HOA #2, alt 2: Ron Valiga.

Delegate Districts Not Represented: CPN II Dist 7, Winterberry: Mike Henry; Estates at Buffalo Ridge: No Delegate Designated; Glen Oaks: No Delegate Designated; Retreat: Gail Stehlik; Tapestry Hills: Tsung-Hsien Wu.

Claremont Estates (CME)/Huntington Ridge (HTR) Homeowners Present: Dave Thomas (CME); Laurie Goldey (HTR); Nancy Wilt (CME); William Dalton (CME).

Management Company Present: Barbara Finch; Garry Schaffer

Guests Present: Kathy Dunker; Mark Payne; Steve Allen; Tim Gamble.

Barbara verified there were 2,653 votes represented, or 80% of the total votes possible. She stated the number of votes required for election, as required by the Bylaws, would be 1,326.

Barbara had one correction to the 2009 annual meeting minutes: Laurie had been present; Joan said she had also been present but was not listed. Barbara will make these corrections.

Jim S. moved to approve the minutes as amended; Larry seconded; there was no further discussion and the motion passed with a unanimous vote.

Joan gave the Secretary/Treasurer's report. She said that as of October 31, rather than the projected \$34,000 in budget shortfall the Association is ahead about \$29,000. Three areas went over budget: bank charges, social events, and general legal costs. The general legal costs were

due to the investigation of possible options for the Association's future.

Steve L. gave the President's report. The 2011 budget is still in draft form because the Parks Authority and Master Association still need to renegotiate the funding agreement. The budget will be finalized when that is accomplished. A request for proposal (RFP) for management company services was sent to six companies. Five bids were received and the Board will meet soon to evaluate those bids. He emphasized this was in no way a reflection of Client Preference's performance. Any change in dues will have to wait until the renegotiation of the funding agreement is complete.

Anna reported on the Parks Authority activities for 2010. Elk Ridge Park is fully under construction; completion is still on schedule for summer 2011 depending on the weather. They were awarded a \$700,000 GOCO (Great Outdoor Colorado) grant and are keeping their eyes out for other possible funding sources. The existing plan for a park on the 22 acres next to the Community Center will have to be amended depending on the negotiations with the Master Association.

Jim S. reported from the Social Committee. The Community Garage Sale was a success; the Master Association partnered with the Chamber of Commerce for the 4th of July and Oktoberfest. A lot of good comments and feedback was received on the Master Association participation in these events. The Master Association plans to be a big part of the opening of Elk Ridge Park, as a majority of the funding for the park came from Master Association members. It's too late to plan a winter event this year; they will start planning earlier next year. Sleigh rides were popular in the past, but extremely expensive and limited in how many could participate.

Anna reviewed the status of the website redesign. Neighborhood HOA pages will have the same basic look and feel, the same information. She asked that Delegates check their neighborhood HOA pages for information that may be incorrect and to verify the links work. Activation of Google search would be left until just before they go live as there is a cost involved.

- *Q: Has Google Analytics been examined as a way to gather who is using the site and what they're looking at? A: No, because it's not a free service. Statement: (unknown) said it's worth the money.* Anna will send out the information on how to look at the site, and asked that corrections be sent to her.
- *Q: Why does the site say "Castle Pines North Association" and "Master Association"? A: The official name is Castle Pines North Association, Inc., but everyone calls it the Master Association.*
- *Q: Will the Master Association name change now that the City is changing its name? A: No, the Master Association name will stay the same.*

Jim S. thanked Anna for the great job she's done with the website redesign.

Jack reported from the Delegate Involvement Committee. In 2010 they had held a meeting specifically for the Delegates and four showed up. Involvement has gotten better over the year, mostly due to the items on the agenda. They would like to get ideas from Delegates to make them more relevant at meetings. They will send out an email in the next month or so to try to plan a gathering for a brainstorming session for ideas.

Discussion regarding attendance:

- *Q: Is the Committee calling to find out why they aren't attending? A: The management company has called and emailed to try to get that information.*
- *Q: Has the Board asked the Presidents of those HOA's to replace their Delegates with someone who is going to be involved? A: The Board can't tell the HOA's who to have as a Delegate.*
- *If you don't attend at least this meeting, what are you doing as a Delegate?*
- *What the purpose is of being a Delegate if you aren't going to participate?*
- *There is nothing like a phone call from a major player/officer reminding Delegates of the meetings until they get used to showing up.*
- *Keith said he would like to contact the Boards of the neighborhood HOA's who did not attend tonight's meeting.*

Other Delegate-Related Discussion:

- *Q: It would be best if the meetings weren't the same night as the City Council meeting. A: This meeting was scheduled several months before the Council changed their meeting date.*
- *There were previous concerns the Master Association wasn't reaching out; haven't heard that complaint lately.*
- *There are new Delegates that haven't been involved before.*
- *Q: Brian asked what are the duties of a Delegate? Have never received any information. A: The Association needs some sort of document that delineates Delegate responsibilities. The only official duty is to vote at the annual meeting.*
- *The Board would like Committees to contain Delegates.*
- *Q: Can a Delegate vote however they want? A: Mark Payne (the Association attorney) said that unless a Delegate is specifically told how to vote or their neighborhood HOA has other provisions they can vote however they wish.*
- *Terry said the process would be so much easier if each neighborhood HOA had a Delegate to the Master Association; he represents the now-defunct South Lynx, because the Delegate Districts can't be altered. A lengthy process is involved to have a Delegate, because 4 HOA's have to agree on one person.*
- *Q: How does a Delegate get authorized to use the Master Association email system? A: Anna responded that a neighborhood HOA Board member just has to tell the webmaster you are authorized to use the system and you will be provided with a login.*

Steve L. asked for volunteers to serve as Election Inspectors, people who are not involved in the vote. Ron Valiga, Ted Lohr, and Kathy Dunker volunteered.

It was approved by acclamation of those attending that these three volunteers be approved as Election Inspectors.

Candidates for the open Director positions were announced: Anna Mallinson (re-election), Dick Anderson (not present), Joan Millsbaugh (re-election), Laurie Goldey, and Stephen Allen. Each made a statement; Garry read Dick Anderson's statement as he was not present.

Barbara recertified the quorum, as a Delegate had arrived late. The total votes represented at the time of the casting of ballots was 2,741 (83% of the total votes possible), the number required for election is 1,371. Delegates were asked to cast their ballots, then enjoy refreshments while they were tallied.

After the votes were tallied and certified, Steve L. announced that Anna Mallinson had been re-

elected. Mark Payne stated that as there were no other candidates who reached the minimum required number of votes for election there would have to be a run-off of the two candidates who received the most votes after Anna, Joan Millspaugh and Laurie Goldey.

Barbara re-issued ballots and Delegates were instructed to write in the names of the two run-off candidates on the right side of the ballot and cast their votes. The second wave of ballots were presented to the Election Inspectors and tallied.

After the votes were tallied, Steve L. announced that Joan Millspaugh had been re-elected.

Steve L. congratulated Anna and Joan on their re-election and thanked the other candidates for their willingness to serve.

The next annual meeting is scheduled for Tuesday, November 15, 2011 in the Community Center.

Jim S. moved to approve the scheduling of the next annual meeting for November 15, 2011 in the Community Center; Larry seconded; there was no further discussion and the motion passed with a unanimous vote.

The next regular meeting will be Thursday, December 16, 2010.

Steve L. thanked everyone for attending, and thanked the candidates again.

Steve L. moved to adjourn the meeting, Jim S. seconded; there was no further discussion and the motion passed with a unanimous vote.

Steve L. called the meeting adjourned at 9:28pm.