



**CASTLE PINES NORTH ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES**

**Thursday, October 18, 2012  
7:00 P.M.**

**I. CALL TO ORDER**

- A. The October 2012 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of October 18, 2012 at the Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. The meeting was called to order at 7:02 p.m. by Board President, Steve Labossiere.
- B. Introductions were called: Board Members present: Steve Labossiere, Anna Mallinson, Eric Ford, and Steve Eller. Absent; Joan Millspaugh and Brian Cardinell.

Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.  
Homeowners present: James Einolf (Forest Park & City Council), Jeff Huff (City Mayor & Hidden Pointe), Carla Kenny (CP Chamber)

**Delegates/Alternates Present:**

Gregg Fisher (Bristle Cone Single)  
Eric Ford (Crossings)  
Anna Mallinson (Forest Park)  
Cheryl McDade (Hidden Pointe)  
Ted Lohr (Bristle Cone Patio-Alternate)  
Dave Thomas (Claremont)  
Suki Fitzgerald (The Hamlet)  
Warren Lynge (Bristlecone Patio)  
Bill Dalton (Claremont)  
Steve Eller (Greenbriar)

**Delegates Absent:**

Mike Henry (Winterberry)  
Don Reese (Brambleridge)  
Rex Lucas (Bramble Ridge)  
Gail Stehlik (Retreat)  
Jim Greathead (HOA 2)  
Cris Cristadoro (Romar)  
Scott Blaeser (Glen Oaks)  
Cheryl Schuessler (HOA 1)  
Don Van Putten (Pine Ridge)  
Teke Sankey (North Lynx)  
Vacant (Buffalo Ridge)  
Vacant (Tapestry Hills)  
Vacant (Stonecroft)  
Vacant (South Lynx)  
Vacant (Briar Cliff)

- C. Mr. Labossiere explained the homeowner input guidelines to all in attendance.
- D. Mr. Labossiere called for any additions, deletions or modifications to the agenda. Ms. Mallinson motioned to approve the agenda as submitted, seconded by Mr. Eller. Motion passed unanimously.

**II. HOMEOWNER FORUM**

No homeowner comments.

**III. COMMUNITY REPORTS**

- A. **Parks Authority** – Nothing to report. No PA meeting was held this month.
- B. **CPN Metro District** – InterConnect Pipeline Project has started. All owners that will be directly affected by the project are being contacted by the MD Communications Director. 60% of the homes (residents), have been visited so far. A brochure/map was mailed to all owners and a map is on the website [www.cpnmd.org](http://www.cpnmd.org)
- C. **Castle Pines Library** – Mr. Lynge reported that the campaign goal has been met for the library; volunteers are currently working on the Run Wild Event. 131 people have signed up for the event and anticipate more people to register the day of the event on October 20, 2012

- D. **City of Castle Pines** – Mayor Huff noted that Coldwell Bankers completed an analysis on 11,000 suburbs. Scoring high on a range of attributes, such as access to suburban amenities (grocery stores, banks, etc.), proximity to good schools, commuting by car and community safety: the City of Castle Pines scored third in Colorado. Residents should visit [www.coldwellbanker.com](http://www.coldwellbanker.com) for the full report. Mayor Huff encouraged owners to vote yes on 2D election ballot and to get the word out to your neighbors.

#### IV. COMMITTEE AND CONTRACTOR REPORTS

- A. **Website** – Ms. Mallinson and Ms. Maguire met with the IT contractor for the website to do some revamping of the website. Mostly behind the scene upgrades will be completed. Target date for completion is by year end.
- B. **Social Events** – No Report.
- C. **Delegate Involvement Committee** – Nothing new to report. Ms. Maguire is working with the managers to finalize the Delegate listing.

#### V. NEW BUSINESS

- A. Ms. Maguire presented the Annual Meeting notice that will be emailed out to the Delegates/Alternates, Board Members, Managers and mailed to owners in Huntington Ridge and Claremont Estates. Board Terms were discussed and Mr. Eller and Mr. Ford officially announced that they both have elected to re-run for another three year term. An email blast will also be sent to the homeowners of CPN Association to see if any other interested party would like to be placed on the ballot for election.

#### VI. UNFINISHED BUSINESS

No unfinished business.

#### VII. ADDITIONAL HOMEOWNER INPUT

No comments.

#### VIII. APPROVAL OF MINUTES

- A. The minutes from September 20, 2012 meeting were reviewed. One correction was made. Ms. Mallinson motioned to approve the minutes as corrected. Mr. Ford seconded the motion. Motion passed with Mr. Labossiere abstaining.

#### IX. FINANCIAL REPORTS

- A. The Board reviewed the September financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement, current payables (check detail), AR Aging summary, collections summary. Ms. Mallinson motioned to approve the financials as submitted. Seconded by Mr. Eller. Motion passed unanimously.
- B. Ms. Maguire presented the payables (check detail) from September 22, 2012 through October 18, 2012. Ms. Mallinson motioned to accept the payables as submitted, seconded by Mr. Eller. Motion passed unanimously.
- C. Ms. Maguire presented the delinquency report. Collections are ongoing.

- D. Discussion was held regarding the 2013 Budget. Ms. Maguire will finalize the Social Budget by line item and submit to the Board for consideration. Mr. Labossiere motioned to approve the 2013 Budget as discussed. Seconded by Mr. Eller. Motion passed unanimously. Dues will remain the same, \$40 annually and the budget will be posted on the website.

**X. NEXT MEETING**

- A. Next meeting date is the Annual Meeting November 13, 2012; 7 p.m.

**XI. ADJOURNMENT**

Ms. Mallinson made a motion to adjourn the monthly meeting at 8:26 p.m. Seconded by Mr. Ford. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, CMCA<sup>®</sup>, Community Manager  
Castle Pines North Association, Inc.