



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

**Thursday, September 20, 2012**  
**7:00 P.M.**

**I. CALL TO ORDER**

- A. The September 2012 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of September 20, 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 Vice President, Anna Mallinson.
- B. Introductions were called: Board Members present: Anna Mallinson, Joan Millspaugh, Eric Ford, Brian Cardinell and Steve Eller. Absent; Steve Labossiere  
Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.  
Homeowners present: Eva Mitchell (HOA #1), Dick Lichtenheld (HOA #1), Jeff Huff (City Mayor & Hidden Pointe), Bill Ader (CPN ARC and Bramblewood), James Einolf (Forest Park & City Council)

**Delegates/Alternates Present:**

Gregg Fisher (Bristle Cone Single)  
Eric Ford (Crossings)  
Ray Marquez (Glen Oaks Alter)  
Cheryl McDade (Hidden Pointe)  
Don Reese (Brambleridge)  
Suki Fitzgerald (The Hamlet)  
Steve Eller (Greenbriar)  
Bill Dalton (Claremont)  
Warren Lyng (Bristlecone Patio)  
Eric Ford (Crossings)  
Dave Thomas (Claremont)  
Anna Mallinson (Forest Park)

**Delegates Absent:**

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

- C. Ms. Mallinson explained the homeowner input guidelines to all in attendance.
- D. Ms. Mallinson called for any additions, deletions or modifications to the agenda. Ms. Mallinson recommended tabling VI (a) HOA ARC to when our attorney can meet with us, along with the CPN ARC. Ms. Millspaugh motioned to approve the agenda as amended, seconded by Mr. Eller. Motion passed unanimously.

**II. HOMEOWNER FORUM**

Ms. Millspaugh informed the audience that a CPR and AED Training class will held on Saturday, October 6<sup>th</sup>. Three people signed up for the class, however ten people are needed. Training will be conducted CPN Master/Hidden Pointe member, Cathy Maready. Contact Ms. Millspaugh if interested in this class.

### III. COMMUNITY REPORTS

- A. **Parks Authority** - Ms. Mallinson reported that two parcels of land for a new Mormon church was purchased and the seller has paid off the loan to the PA and a total of \$65,000 in interest. The City is getting a proposal to fix the broken antler on the Elk. Metro District will be installing the new pipeline that will go towards Chatfield Reservoir. The line will be installed along the power lines where homes back up to. An email notification will be sent out on the specifics to those owners as the date gets closer.
- B. **CPN Metro District** – No report.
- C. **Castle Pines Library** – Ms. Millspaugh reported the library has raised \$92,211.50. This includes the \$15,000 from the City and the future \$10,000 from the City to be donated in 2013. Mr. Lyngé added that the Run Wild event is October 20, 2012. Mr. Ford made a motion to donate \$400 to the event. Seconded by Ms. Millspaugh. Motion passed unanimously.
- D. **City of Castle Pines** – Mayor Huff noted that volunteers are needed for the Run Wild Event and you can sign up at the City website. Mr. Huff thanked Mr. Lyngé for his great job on the Arts Commission. Octoberfest is on September 22, 2012 be sure to attend. A new medical building has broke ground by the Walgreens store to be completed early next spring. The Tabor waiver will be on the November Ballot. To learn more about the Tabor visit the City website. Mayor Huff encouraged citizens to vote yes to keep revenue resources. This summer the City conducted a survey and 80% of the participating residents in CP were interested in a recreation center. Further action will be taken on next steps. It was announced that a new City Manager has been hired, Ted Soltis. The City is excited to have him on board. The snow management plan is on the website at [www.cpngov.com](http://www.cpngov.com)

### IV. COMMITTEE AND CONTRACTOR REPORTS

- A. **Website** –Ms. Mallinson and Ms. Maguire will be meeting with the IT contractor for the website to do some revamping.
- B. **Social Events** - Mr. Cardinell reported that the Castle Pines Movie Night on August 17, 2012 at Coyote Ridge Park was a great success. We will be looking into another event for next year. Parents commented that they were happy there were no outside vendors there. Free candy was handed out by the CPN Master. Octoberfest is September 22, 2012, be sure to attend.
- C. **Delegate Involvement Committee** – Nothing new to report, there are several HOA's that have no elected Delegates. Ms. Maguire has contacted those HOA Managers. Noxious weeds were discussed and it was learned that the Metro District will budget for spraying in 2013.

### V. NEW BUSINESS

- A. Mr. Ader was in attendance to discuss the proposed expansion of the DCS Montessori Charter School. His recommendation was to divert traffic due to traffic concerns. The exterior materials on the building are metal/aluminum siding and the building itself looks like a barn, which is unsatisfactory. The traffic plans were not included in the response to the ARC or the CPN Master or PA. They were also received late, but Mr. Bishop granted approval to submit these concerns on Friday, September 21, 2012.

## **VI. UNFINISHED BUSINESS**

- A. ARC Involvement with Sub Associations – Tabled
- B. The evaluation of the maintenance of the community was discussed at the Delegate meeting. Mr. Fisher met with Mr. Fagan with the Metro District and discussed appearances and noxious weeds which the CPNMD will look into.

## **VII. ADDITIONAL HOMEOWNER INPUT**

An owner was concerned about talk of a possible storage units being built across from Walgreens on the west side of King Soopers. Nothing has been submitted.

## **VIII. APPROVAL OF MINUTES**

- A. The minutes from August 16, 2012 meeting were reviewed. Two suggested corrections were made. Ms. Millspaugh motioned to approve the minutes as corrected. Ms. Mallinson seconded the motion. Motion passed unanimously.

## **IX. FINANCIAL REPORTS**

- A. The Board reviewed the August 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. Millspaugh motioned to approve the financials as submitted. Seconded by Mr. Cardinell. Motion passed unanimously.
- B. Ms. Maguire presented the payables (check detail) from August 14, 2012 through September 21, 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. Brief discussion was held regarding the 2013 Budget which will be presented at the next meeting.

## **X. NEXT MEETING**

- A. Next meeting date is October 18, 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.