



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

**Thursday, April 18, 2013**  
**7:00 P.M.**

**I. CALL TO ORDER**

- A.** The April 2013 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of April 18, 2013 at the Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. The meeting was called to order at 7:01 p.m. by Board President, Steve Labossiere.
- B.** Introductions were called: Board Members present: Steve Labossiere, Anna Mallinson, Joan Millspaugh, Gregg Fisher, Eric Ford and Steve Eller.  
Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.  
Homeowners present: Melissa Sanders (Green Briar), Henry Rewun (Tapestry Hills),

**Delegates/Alternates Present:**

Gregg Fisher (Bristle Cone Single)  
Nan Mead (Hamlet)  
Ted Lohr (Bristle Cone Patio)  
Anna Mallinson (Forest Park)  
Steve Eller (Greenbriar)  
Jim Greathead (HOA 2)  
Ken Hide (HOA 1)  
Matt Amerian (Glen Oaks)

**Delegates Absent:**

Mike Henry (Winterberry)  
Scott Blaeser (Glen Oaks)  
Paul Jaegar (Tapestry Hills)  
Tracey Dwyre (South Lynx)  
Dennis Kuhlmann (Stonecroft)  
Gail Stehlik (Retreat)  
Teke Sankey (North Lynx)  
Steve Martin (Glen Oaks)  
Jaime Chaulk (Romar)

Vacant (Buffalo Ridge)  
Vacant (Crossings)  
Carol Padilla (Briar Cliff)  
Don Van Putten (Pine Ridge)  
Suki Fitzgerald (The Hamlet)  
Rex Lucas (Bramble Ridge)  
Jeff Teter (Hidden Pointe)

- 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. It was motioned by Ms. Millspaugh to approve the Agenda as submitted. Motion was seconded. Motion passed unanimously.
- E.** Mr. Labossiere announced the resignation of Eric Ford as submitted for personal reasons. Mr. Ford's term ends 2015.

**II. BOARD OF DIRECTOR APPOINTMENT**

Four interviews were held by the Selection Committee to fill the vacancy of Brian Cardinell whose term ends 2014. The Selection Committee recommended the appointment of Melissa Sanders of Green Briar to fill the vacant position until 2014. It was also recommended that the vacant position of Mr. Ford be filled by another candidate, Howard Bowles of North Lynx, term ending 2015. A motion was made by Ms. Millspaugh to appoint both Members as recommended above. Motion was seconded and passed unanimously.

### III. HOMEOWNER FORUM

No comments.

### IV. COMMUNITY REPORTS

- A. **Parks Authority** – Ms. Millspaugh reported for the PA. It was noted that the role of the Parks Authority is being discussed. PA remaining funds can be used for park maintenance.
- B. **CPN Metro District** – Inter Connect Pipeline Project is still ongoing. Pump house is working through our system from the Centennial system. *(please note at this time Mr. Labossiere had to leave the meeting due to personal reasons).*
- C. **City of Castle Pines** – No report.

### V. COMMITTEE REPORTS

- A. **Website** – Webmaster is still working on revising the email blast layout to include coloring /blocking and pictures. Garage sale postings are up and running.
- B. **Social Report** – The Castle Pines Arts and Cultural Foundation requested permission to hand out flyers at the Book Swap to be held on April 20, 2013 to invite the Castle Pines Residents to a private event. The Board had no objections to this request. A request was made by Ms. Maguire to put up a collection jar in support of the Douglas County Task Force. All donations will be given to this not for profit organization. The Board had no objections to this request.
- C. **ARC Report** – Mr. Hide reported that the HOA #1 fence proposal will be revisited with Bill Ader the CPN ARC for approval.

### VI. NEW BUSINESS

- A. Ms. Maguire presented the amended Reserve and Operating Fund Investment Policy. There was one minor change to the policy. Ms. Mallinson motioned to approve the amended policy as presented. Motion was seconded. Motion passed unanimously.
- B. Ms. Maguire presented the Claremont Estate replacement sign. The Board will look at the Knights Bridge sign for comparison.  
The Board can then decide via Action without Meeting vote or at the next Board Meeting.

### VII. UNFINISHED BUSINESS

- A. The regular Board meeting on May 16, 2013 will not be held, but the Association will hold a meeting that same date for Sub Association Board Members and their Delegates/Alternates. Invites have been emailed out.

### VIII. ADDITIONAL HOMEWONER INPUT

No comments.

### IX. APPROVAL OF MINUTES

- A. The minutes from March 21, 2013 meeting were reviewed. A few spelling errors were noted and will be corrected. Ms. Mallinson motioned to approve the minutes as amended. Motion was seconded. Motion passed 4-1.

## **X. FINANCIAL REPORTS**

- A. The Board reviewed the March 2013 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement; current payables (check detail). Ms. Millspaugh motioned to approve the financials as submitted. Motion was seconded. Motion passed 4-1.
- B. Ms. Maguire presented the payables (check detail) from March 22, 2013 through April 15, 2013. Ms. Mallinson motioned to accept the payables as submitted, motion was second. Motion passed 4-1.
- C. Ms. Maguire presented the delinquency report. Collections are ongoing.

## **XI. NEXT MEETING**

- A. It was announced and posted on the website that there will be no regular scheduled Board of Directors meeting in May.

## **XII. ADJOURNMENT**

Ms. Mallinson made a motion to adjourn the monthly meeting at 7:48 p.m. Motion was seconded. Motion passed unanimously.

Respectfully submitted,

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