



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

Thursday, August 15, 2013
7:00 P.M.

I. CALL TO ORDER

- A. The August 2013 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of August 15, 2013 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, Joan Millspaugh, Gregg Fisher and Melissa Sanders. Absent; Steve Eller and Howard Bowles.
Representing management: Kim Maguire, CMCA[®] with Premier Property Management, LLC.
Homeowners present: James Einolf (City Council/Forest Park) and Melanie Williams (Glen Oaks).

Delegates/Alternates Present:

Gregg Fisher (Bristle Cone Single)
Nan Mead (Hamlet)
Jim Greatehead (HOA 2)
Anna Mallinson (Forest Park)
Ted Lohr (Bristle Cone Patio)

Delegates Absent:

Mike Henry (Winterberry)
Carolyn Plichta (Crossings)
Carol Padilla (Briar Cliff)
Tracey Dwyre (South Lynx)
Dennis Kuhlmann (Stonecroft)
Gail Stehlik (Retreat)
Teke Sankey (North Lynx)
Steve Martin (Glen Oaks)
Steve Eller (Greenbriar)
Ken Hide (HOA 1)

Vacant (Buffalo Ridge)
Suki Fitzgerald (The Hamlet)
Paul Jaegar (Tapestry Hills)
Don Van Putten (Pine Ridge)
Jaime Chaulk (Romar)
Matt Amerian (Glen Oaks)
Jeff Teter (Hidden Pointe)
Scott Blaeser (Glen Oaks)
Rex Lucas (Bramble Ridge)

- 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 requested the additional topic under “New Business”, V.A. “*Douglas County Office of Emergency Management*”. It was motioned by Ms. Mallinson to approve the Agenda as amended. Motion was seconded. Motion passed unanimously.

II. HOMEOWNER FORUM

No comments.

III. COMMUNITY REPORTS

- A. **Parks Authority** – Ms. Mallinson reported the next PA meeting will be held September.
- B. **CPN Metro District** – Mr. Labossiere reported that the CPNMD will hold strategic water meetings that are open to the public, starting August 26th from 6 p.m. to 8 p.m. There will be nine total meetings.
- C. **City of Castle Pines** – Mr. Einolf reported that the City has hired a Public Relations firm and a new City Manager has been hired.

IV. COMMITTEE REPORTS

- A. **Website** – Concert photos have been posted on the website, taken by Jack Zelkin, thanks Mr. Zelkin. HOA Board members should look at the website to ensure everything is up to date. Issues regarding email blasts with attachments are currently being looked into by the webmaster.
- B. **Social Report** – Concert in the Park was a great success. Movie in the Park is set for August 17, 2013.

V. NEW BUSINESS

- A. Ms. Mallinson reported that there will be four citizen training classes held by Douglas County that will focus on evacuation and other emergency procedures. More details will follow via email blast.

VI. UNFINISHED BUSINESS

CPN Filing 29 is still in the discovery period. Ms. Maguire will draft a letter to the developer to answer his questions that he previously submitted to the CPNMA.

VII. ADDITIONAL HOMEWONER INPUT

No comments.

VIII. APPROVAL OF MINUTES

- A. The minutes from July 18, 2013 meeting were reviewed. Ms. Millspaugh pointed out some grammar corrections. Ms. Mallinson motioned to approve the minutes as amended. Motion was seconded. Motion passed, with Ms. Sanders abstaining.

IX. FINANCIAL REPORTS

- A. The Board reviewed the July 2013 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement; current payables (check detail). Mr. Labossiere motioned to approve the financials as submitted. Motion was seconded and passed unanimously.
- B. Ms. Maguire presented the payables (check detail). Mr. Fisher motioned to approve the payables as submitted; motion was seconded and passed unanimously.
- C. Ms. Maguire presented the delinquency report. No action needed. Ms. Maguire updated the Board regarding an owner and the possibility of foreclosure. Discussion was held and the account will be re-visited in three months. Ms. Maguire requested that the Collection Policy be changed to reflect no interest charges to delinquent homeowners. After discussion, it was decided that the policy remain as is and changes will be made in accordance with HB1276 which will take effect January 1, 2014.

X. NEXT MEETING

- A. September 19, 2013 – 7 p.m. at the CPN Community Center.
November 4, 2013 – Annual Meeting; time TBD at the Castle Pines Community Center.

XI. ADJOURNMENT

Ms. Mallinson made a motion to adjourn the monthly meeting at 7:50 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

Kim Maguire, CMCA[®], Community Manager
Castle Pines North Association, Inc.