



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

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

**I. CALL TO ORDER**

- A.** The July 2013 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of July 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 President, Steve Labossiere.
- B.** Introductions were called: Board Members present: Steve Labossiere, Anna Mallinson, Joan Millspaugh, Gregg Fisher, Steve Eller and Howard Bowles. Absent; Melissa Sanders  
Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.  
Homeowners present: Carla Kenny, CPN II/CPNM Event Coordinator

**Delegates/Alternates Present:**

Gregg Fisher (Bristle Cone Single)  
Rex Lucas (Bramble Ridge)  
Jim Greatehead (HOA 2)  
Anna Mallinson (Forest Park)  
Steve Eller (Greenbriar)

**Delegates Absent:**

Mike Henry (Winterberry)	Vacant (Buffalo Ridge)
Vacant (Crossings)	Suki Fitzgerald (The Hamlet)
Carol Padilla (Briar Cliff)	Paul Jaegar (Tapestry Hills)
Tracey Dwyre (South Lynx)	Don Van Putten (Pine Ridge)
Dennis Kuhlmann (Stonecroft)	Jaime Chaulk (Romar)
Gail Stehlik (Retreat)	Matt Amerian (Glen Oaks)
Teke Sankey (North Lynx)	Jeff Teter (Hidden Pointe)
Steve Martin (Glen Oaks)	Ted Lohr (Bristle Cone Patio)
Nan Mead (Hamlet)	Bill Dalton (Claremont Estates)
Scott Blaeser (Glen Oaks)	Ken Hide (HOA 1)

- 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. Maguire requested to add under New Business, V.A. “CPN Filing 29”. It was motioned by Ms. Mallinson to approve the Agenda as amended. Motion was seconded. Motion passed unanimously.

**III. HOMEOWNER FORUM**

Ms. Millspaugh with the Castle Pines Arts and Cultural Foundation, (“CPACF”), noted that there were two board openings on the CPACF. Five people applied for the position. The Cherokee Ranch & Castle event presented by the CPACF is sold out, thank you to the Master for advertising the event. The 1<sup>st</sup> annual holiday ornament is now being offered for sale at \$25.00 each. Ms. Millspaugh asked the Board for approval to set up a booth to sell the ornaments at the Concert in the Park. The Board approved this and will consider other requests in the future but the following criteria is required; 1). The request must benefit the members of Castle Pines 2). The agency must be nonprofit.

#### **IV. COMMUNITY REPORTS**

- A. **Parks Authority** – Ms. Mallinson reported that the next PA meeting is in September and the CPNMD will need to appoint a member to the PA Board of Directors to replace recently retired, Charlie Fagan.
- B. **CPN Metro District** – Mr. Labossiere reported that the final restoration and reseed along Monarch Boulevard is almost completed. 900,000 gallons of renewable water is being pumped through the new system. The project is still on schedule and under budget.
- C. **City of Castle Pines** – No report.

#### **V. COMMITTEE REPORTS**

- A. **Website** – No report.
- B. **Social Report** – Concert in the Park will be held July 20, 2013 from 6-8 p.m. at Coyote Ridge Park. Movie in the Park is all set for August 17<sup>th</sup>. Discussion was held regarding the Oktoberfest Event which will be held from noon to 6 p.m. on September 21, 2013. After discussing several options that the Master could sponsor, it was motioned by Ms. Millspaugh to approve funding to sponsor the Castle Pines Chamber in the amount of \$800.00 which is consistent with what has been contributed over the last several years and to approve the expenditure of \$1,500 for the Wow Bubbles vendor. Motion was seconded and passed unanimously. It was decided to hold off on the approval of the \$800 slide at this time.

#### **VI. NEW BUSINESS**

- A. Ms. Maguire presented several questions from Century Communities regarding the possibility of building Townhomes on the corner of Monarch Boulevard and Castle Pines Parkway. It was discussed that the Crossings HOA may have annexed this piece of land into their HOA and discussion should be held with them to find out who currently owns that section of land. Further investigation will be completed to answer some of the Developers questions.

#### **VII. UNFINISHED BUSINESS**

There was no unfinished business.

#### **VIII. ADDITIONAL HOMEOWNER INPUT**

No comments.

#### **IX. APPROVAL OF MINUTES**

- A. The minutes from June 20, 2013 meeting were reviewed. Ms. Maguire will reword V. B Social Report. Ms. Mallinson motioned to approve the minutes as amended. Motion was seconded. Motion passed, with Mr. Labossiere abstaining.

#### **X. FINANCIAL REPORTS**

- A. The Board reviewed the June 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 and passed unanimously.

- B. Ms. Maguire presented the payables (check detail) from June 17- July 15, 2013. Mr. Labossiere motioned to accept the payables as submitted, motion was seconded and passed unanimously.
- C. Ms. Maguire presented the delinquency report. Mr. Labossiere and Ms. Maguire will speak to the Attorney about the downside of possibly foreclosing on a Member that has not paid her dues for several years. Ms. Maguire and Mr. Labossiere will discuss at the next Board meeting and make recommendations to the Board regarding the delinquent homeowner.  
A new Collection Policy will be presented to be approved at the November Annual Meeting per House Bill 1276 which regulates the collection of delinquent assessments in associations. The HB was signed into law by Governor Hickenlooper on May 28, 2013 and will go into effect on January 1, 2014.

#### **XI. NEXT MEETING**

- A. August 15, 2013 – 7 p.m. at the CPN Community Center.

#### **XII. ADJOURNMENT**

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

Respectfully submitted,

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