



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

Thursday, October 17, 2013
7:00 P.M.

I. CALL TO ORDER

- A.** The October 2013 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of October 17, 2013 at the Castle Pines North 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, Steve Eller, Gregg Fisher, Melissa Sanders and Joan Millspaugh.
- Representing management: Kim Maguire, CMCA[®] with Premier Property Management, LLC.
Homeowners present: James Einolf (City Council/Forest Park), Bill Ader (CPNMA ACC Chairman)

Delegates/Alternates Present:

Gregg Fisher (Bristle Cone Single)
Steve Eller (Greenbriar)
Jim Greathead (HOA 2)
Anna Mallinson (Forest Park)
Bill Dalton (Claremont Estates)
Suki Fitzgerald (The Hamlet)
Don Van Putten (Pine Ridge)

Delegates Absent:

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

Vacant (Buffalo Ridge)
Ted Lohr (Bristle Cone Patio)
Paul Jaegar (Tapestry Hills)
Rex Lucas (Bramble Ridge)
Jaime Chaulk (Romar)
Scott Blaeser (Glen Oaks)
Jeff Teter (Hidden Pointe)
Matt Amerian (Glen Oaks)

- 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. No changes were made. Mr. Eller motioned to approve the Agenda as submitted. Motion seconded and passed unanimously.

II. HOMEOWNERS FORUM

Ms. Millspaugh with the Castle Pines Art and Cultural Foundation, (“CPA&CF”), asked the Master if they would send out an email blast to the CPN Master Members in an effort to sell the Holiday ornament to raise money for the CPA&CF. The Board agreed and will eblast out on November 8, 2013.

III. COMMUNITY REPORTS

- A. Parks Authority** – Ms. Mallinson reported that there was no PA meeting held in October and a future agenda item will be to work on the 2014 Budget.
- B. CPN Metro District** – Mr. Labossiere reported that the CPNMD is currently holding Strategic

Renewable Water Implementation Program Development Meetings. The meeting scheduled for November 4, 2013 will be canceled and an email blast from the Metro District will be sent out soon. Phase II meetings will be announced early November. Visit www.cpnmd.org for a complete listing of meeting dates for the public.

- C. **City of Castle Pines** – No report.

V. COMMITTEE REPORTS

- A. **Website** –Ms. Mallinson reported that a new disclaimer will be attached to the bottom of all email blasts.
- B. **Social Report** –Nothing to report.

VI. NEW BUSINESS

- A. Mr. Ader was in attendance to discuss Amendment #1 of the CP Town Center. Concerns are as follows: A new traffic study should be completed, the amendment includes an additional 155 residential units, a new water district should be formed, xeriscape is strongly encouraged, exterior colors need to be carefully considered, it appears that roof heights have been increased from 35 feet to 50 feet high. CPN Master Members are encouraged to attend the Public Meetings, which the CPNMA will notify the Members of the Community with an outline of the Amendment.
- B. The Collection Policy was tabled until next meeting so the attorney can make his corrections.
- C. The Board reviewed the thank you card from the CP Chamber for our participation in the Octoberfest. The WOW Bubbles that the CPNMA sponsored for free to attendees was very receptive and a big win.

VII. UNFINISHED BUSINESS

- A. One resident has submitted their name for the vacant board position. Another email blast will be completed as a reminder to submit their name if interested.

VIII. ADDITIONAL HOMEOWNER INPUT

No comments.

IX. APPROVAL OF MINUTES

- A. The minutes from September 19, 2013 meeting were reviewed. A motion by Mr. Eller was made to approve the minutes as submitted. Motion was seconded and passed, with Ms. Millspaugh abstaining.

X. FINANCIAL REPORTS

- A. The Board reviewed the September 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). Ms. Millspaugh motioned to approve the payables as submitted; motion was seconded and passed unanimously.
- C. Ms. Maguire presented the delinquency report. No action needed.
 - A. Ms. Maguire presented the Receivable Metrics and Activity – No action needed.
 - B. The Board reviewed a request to waive late fees and interest on a delinquent homeowner. Ms. Sanders motioned to deny the request and owner pay full balance due. Motion was seconded and passed unanimously.
- D. Ms. Maguire presented the 2014 Budget. A few changes were made. Ms. Mallinson motioned to approve the budget as amended. Motion seconded and passed unanimously. It is noted that the dues will remain the same at \$40 per year.

XI. NEXT MEETING

- A. November 4, 2013 – Annual Meeting; 6:30 p.m. at the Castle Pines North Community Center.

XII. ADJOURNMENT

Mr. Eller made a motion to adjourn the monthly meeting at 8:35 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

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