



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

Thursday, September 19, 2013
7:00 P.M.

I. CALL TO ORDER

- A.** The September 2013 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of September 19, 2013 at the Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. The meeting was called to order at 7:00 p.m. by Board President, Steve Labossiere.
- B.** Introductions were called: Board Members present: Steve Labossiere, Anna Mallinson, Gregg Fisher and Melissa Sanders. Absent; Joan Millspaugh.

Representing management: Kim Maguire, CMCA[®] with Premier Property Management, LLC.
Homeowners present: James Einolf (City Council/Forest Park) Harriette Einolf (Forest Park), Keith Dodd (CPN II), Dana Hall (CPN II).

Delegates/Alternates Present:

Gregg Fisher (Bristle Cone Single)
Steve Eller (Greenbriar)
Jim Greathead (HOA 2)
Anna Mallinson (Forest Park)
Bill Dalton (Claremont Estates)

Delegates Absent:

Mike Henry (Winterberry)
Carolyn Plichta (Crossings)
Carol Padilla (Briar Cliff)
Tracey Dwyre (South Lynx)
Dennis Kuhlmann (Stoncroft)
Gail Stehlik (Retreat)
Teke Sankey (North Lynx)
Steve Martin (Glen Oaks)
Rex Lucas (Bramble Ridge)
Nan Mead (Hamlet)

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)
Ken Hide (HOA 1)
Ted Lohr (Bristle Cone Patio)

- 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. Ms. Mallinson motioned to approve the Agenda as submitted. Motion seconded and passed unanimously.

II. RESIGNATION OF BOARD MEMBER

Ms. Maguire announced the resignation of Board Member, Howard Bowles from the CPN Master effective immediately due to a transfer with his job. It was recommended that notice of the vacancy be sent out soon, with candidates to respond back with letters of interest in three weeks. The appointee will serve the remainder of Mr. Bowles term which expires November 2015.

III. HOMEOWNER FORUM

No comments.

IV. COMMUNITY REPORTS

- A. Parks Authority** – Ms. Mallinson reported that there was no PA meeting held in September.
- B. CPN Metro District** – Mr. Labossiere reported that the CPNMD announced that they have hired Jim Nikkel as full time in-house District Manager, effective September 16, 2013. The CPNMD is currently holding Strategic Renewable Water Implementation Program Development Meetings. Visit www.cpnmd.org for a complete listing of meeting dates for the public.
- C. City of Castle Pines** – Mr. Einolf reported that the City will convey vacant property to the Castle Pines Library for their future home.

V. COMMITTEE REPORTS

- A. Website** –Ms. Mallinson reported that the email system is being revamped and users sending email blast to their associations will see some graphic changes. Bugs are currently being worked out regarding large attachments and will be resolved soon. It was noted that the email database is very secure and only Ms. Maguire, Ms. Mallinson and the website manager are the only persons with access to any emails. Emails are never publically submitted to anyone at anytime for any reason.
- B. Social Report** –Ms. Maguire reported that the Movie in the Park that was held on August 17, 2013, gathered approximately 300 to 400 residents. Consideration should be held for next year's event on whether to have the event or not, or change the month in which it is held.

VI. NEW BUSINESS

- A.** No New Business to discuss

VII. UNFINISHED BUSINESS

Ms. Maguire reported that Century Communities, (“CC”), has withdrawn their interest with building Townhomes on the Northwest corner of Monarch Boulevard and Castle Pines Parkway, better known as CPN Filing 29. CC needed density and sales pricing and the development was very expensive and the fees tied to the property finalized their decision to withdraw.

VIII. ADDITIONAL HOMEWONER INPUT

No comments.

IX. APPROVAL OF MINUTES

- A.** The minutes from August 15, 2013 meeting were reviewed. A motion by Mr. Fisher was made to approve the minutes as submitted. Motion was seconded and passed, with Mr. Eller abstaining.

X. FINANCIAL REPORTS

- A.** The Board reviewed the August 2013 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement; current payables (check detail). Ms. Mallinson motioned to approve the financials as submitted. Motion was seconded and passed unanimously.

- B. Ms. Maguire presented the payables (check detail). Ms. Mallinson motioned to approve the payables as submitted; motion was seconded and passed unanimously.

- C. Ms. Maguire presented the delinquency report. No action needed.
- D. Ms. Maguire presented the 2014 Budget. The Board will review over the next month and be prepared to discuss and finalize at the October meeting.

XI. NEXT MEETING

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

XII. ADJOURNMENT

Ms. Mallinson made a motion to adjourn the monthly meeting at 7:52 p.m. Motion was seconded and passed unanimously. The Board then went into Executive Session to discuss homeowner delinquency and attorney recommendations. The Board went back into the regular meeting at 8:10 p.m. and it was decided that the owner will be sent a demand letter by the HOA legal counsel and the owner will have ten business days to pay the balance due. Failure to do so will result in the HOA moving forward with foreclosure on the home.

Ms. Mallinson made a motion to adjourn the meeting at 8:11 p.m. Motion seconded and passed unanimously.

Respectfully submitted,

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