



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

Thursday, January 16, 2014
7:00 P.M.

I. CALL TO ORDER

- A.** The January 2014 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of January 16, 2014 at the Castle Pines North 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, 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), Kevin McKinnon (HOA #1)

Delegates/Alternates Present:

Gregg Fisher (Bristle Cone Single)
Steve Eller (Greenbriar)
Jim Greatehead (HOA 2)
Anna Mallinson (Forest Park)
Mary Fletcher (Bristol Cone Patio)
Steve Woolley (The Hamlet)

Delegates Absent:

Mike Henry (Winterberry)
Carolyn Plichta (Crossings)
Jonathan Dodd (Briar Cliff)
Tracey Dwyre (South Lynx)
Dennis Kuhlmann (Stonecroft)
Ken Hide (HOA 1)
Steve Martin (Glen Oaks)
Gail Stehlik (Retreat)
Belinda King (North Lynx)

Vacant (Buffalo Ridge)
Don Van Putten (Pine Ridge)
Vacant (Tapestry Hills)
Rex Lucas (Bramble Ridge)
Jaime Chaulk (Romar)
Vacant (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. APPOINTMENT OF OFFICER POSITIONS

Mr. Eller made a motion to keep the Officer positions as the same as last year. Motion was seconded and passed unanimously. Board positions are as follows:

Steve Labossiere – Term – **2014** – President
Anna Mallinson – Term – **2016** – Vice President
Joan Millspaugh – Term – **2016** – Treasurer
Steve Eller- Term **2015** – Secretary
Gregg Fisher – Term – **2014**– Member at Large
Melissa Sanders - Term – **2014** – Member at Large
Vacant– Term – **2015** – Member at Large

III. HOMEOWNERS FORUM

Mr. McKinnon was in attendance to speak to the Board about his account. No action was taken.

IV. COMMUNITY REPORTS

- A. Parks Authority** – Ms. Mallinson reported that there was no PA meeting held in January, therefore nothing to report.
- B. CPN Metro District** – Mr. Labossiere reported that the CPNMD is currently looking for a Parks and Open Space Manager and a new District Manager was hired in September 2013.
- C. City of Castle Pines** – Councilman Einolf reported that the first City Council meeting was held on Tuesday and new Members were sworn in. The first meeting was very positive.

V. COMMITTEE REPORTS

- A. Website** –Ms. Mallinson reported nothing new to report. The next report will include the number of hits on the site.
- B. Social Report** –Several items were discussed and finalized. The Book and DVD Swap will be held April 26, 2014 from 10 a.m. to 1 p.m. Garage Sale will be held May 16 and 17th, from 9 a.m. – 2 p.m. Concerts in the Park are set for June, July, August and September, but no dates are final until bands are secured. The Delegate Social will be held on April 17th, at 6 p.m. More information will follow by email blast to the Membership.

VI. NEW BUSINESS

- A.** City Council will hold a Public Meeting, date to be announced, regarding the approval/disapproval of the Castle Pines Town Center – PD Amendment #1.
- B.** Ms. Mallinson informed the Board of an unsafe Trail Head being built by Douglas County. It was decided by the Board that a letter from the CPN Master should be sent to the Douglas County Parks and Open Space Manager with our concerns. Board Members are encouraged to attend City Council Meetings to voice their concern over the current unsafe project.

VII. UNFINISHED BUSINESS

- A.** Mr. Labossiere motion to appoint Ms. Sanders, Mr. Eller and Mr. Fisher as the Selection Committee to interview the candidates for the open Board position that term in 2015. Motion was seconded and passed unanimously. Ms. Maguire was also asked to participate in the process. Ms. Maguire will coordinate schedule times with the committee and candidates.
- B.** Candidate interview dates to be determined as commented above.

VIII. ADDITIONAL HOMEOWNER INPUT

No comments.

IX. APPROVAL OF MINUTES

- A.** The minutes from October 17, 2013 meeting were reviewed. A motion by Ms. Sanders was made to approve the minutes as submitted. Motion was seconded and passed unanimously.

X. FINANCIAL REPORTS

- A. The Board reviewed the December 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 accept 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. Millspaugh motioned to ratify the approval of Action without Meeting vote that was held January 7, 2014, it was voted to approve the payment plan, withdrawing the garnishment action and accepting a payment plan of \$100 per month until the account is paid off for account 7407. Motion was seconded and passed unanimously. The homeowner has until the end of the month to sign the new stipulation letter provided by the Association's legal counsel.

XI. NEXT MEETING

- A. March 20, 2014 at 7 p.m. at the Castle Pines North Community Center.

XII. ADJOURNMENT

Ms. Mallinson made a motion to adjourn the monthly meeting at 8:35 p.m. and go into Executive Session to discuss the Management Contract and Attorney representation. Motion was seconded and passed unanimously.

XIII. EXECUTIVE SESSION

The meeting was called back into session at 8:50 p.m. and it was motioned by Ms. Sanders to approve the Premier Property Management Contract for another one year term. Motion was seconded, motion passed unanimously. Discussion was held regarding legal counsel. No action taken.

Respectfully submitted,

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